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Neal, Murdock & Leroy, L.L.C.
203 N. LaSalle Street
Suite 2300
Chicago, IL 60601
Attention: Langdon Neal, Esq.



Doc#: 0405033133
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 02/19/2004 09:22 AM Pg: 1 of 6

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SPECIAL WARRANTY DEED

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BWP

This SPECIAL WARRANTY DEED, made and entered into as of the 11th day of ~~February~~ January, 2004, by and between R.R. Donnelley & Sons Company, a Delaware corporation ("Grantor") and The Metropolitan Pier and Exposition Authority, a body politic ("Grantee").

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby CONVEY and WARRANT unto the Grantee and its successors and assigns, FOREVER, all of that certain real estate, situated in the County of Cook and the State of Illinois, which real estate is more particularly described on Exhibit A attached hereto, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances (the "Property").

This conveyance is made subject to the items listed on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, and Grantee's successors and assigns, that except for the items listed on Exhibit B, it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that, except for the items listed on Exhibit B, the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

[Signature Page Follows]

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EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 1/2 OF VACATED EAST CERMAK ROAD LYING NORTH OF AND ADJOINING THE NORTH LINE OF BLOCK 1 AND SAID NORTH LINE PRODUCED EAST TO THE EAST LINE OF THE WEST 1/2 OF SECTION 27 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING EASTERLY OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 23 OF GURLEY AND KEITH'S SUBDIVISION OF BLOCKS 23 IN ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TO A POINT ON THE SOUTH LINE OF BLOCKS 1 AND CANAL TRUSTEES SUBDIVISION AFORESAID, 38 FEET EAST OF THE WEST LINE OF SAID BLOCK 1, IN COOK COUNTY, ILLINOIS.

PROPERTY IDENTIFICATION NUMBER

17-27-107-017-0000

EXEMPT UNDER PROVISIONS OF PARAGRAPH B
SECTION 4, REAL ESTATE TRANSFER TAX ACT.

2-11-04
DATE

Kim C. Moore, as agent
BUYER, SELLER OR REPRESENTATIVE

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Exhibit B

Permitted Exceptions

- General taxes not yet due and payable;
- The Property lies within the boundaries of a special service area as disclosed by Ordinance recorded as document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances;
- Rights of the municipality, State of Illinois, the public and adjoining owners in and to vacated E. Cermak Road.
- Rights of the public and quasi-public utilities, if any, in said vacated E. Cermak Road for maintenance therein of poles, conduits, sewers and other facilities.
- Unrecorded easement for roadway and street purposes over vacated E. Cermak Road, for the benefit of adjoining property.
- Grant made by R.R. Donnelley and Sons Company, a corporation of Delaware, to the Peoples Gas Light and Coke Corporation, a corporation of Illinois as Trustee under Trust Agreement dated September 18, 1956 and recorded September 24, 1956 as document 16706957, as of a permanent right of way and perpetual easement to lay, construct, maintain, operate, repair, renew, relay, replace and remove a gas main or gas mains and service pipes and the necessary attachments, connections and fixtures for transmitting, distributing, supplying and selling gas in, thru, under, along and across the following described real estate:

A strip of land being 33 feet in width running parallel to and South of the North Line of Section 27, Township 39 North, Range 14 East of the Third Principal Meridian and being at the East Line of South Silverton Way and ending at 14 feet East of the West Line of vacated S. South Park Avenue; which lies in the North ½ of Section 27, Township 39 North, Range 14 and also the right to use, from time to time, any adjoining or adjacent vacant land of said Grantor when reasonably required in the laying, construction, maintaining, operation, repairing, renewing, relaying, replacing, inspecting or removing of said gas main or gas mains, service pipes or necessary attachments, connections or fixtures, in, thru, under or across the real estate above described
- Easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the instrument recorded/filed as document 16826224, affecting the land.
- Reservation of easement in favor of the City of Chicago as contained in Ordinance of Vacation passed December 11, 1956, a copy of which was recorded January 23, 1957 as document 16808888 over a strip of land 30 feet in width, being 15 feet on each side of the Center Line of that part of East Cermak Road vacated by said ordinance and said Center Line produced East to a line 43 feet East of the West Line of S. South Park Avenue produced North and also over a strip of land 20 feet in width, being 10 feet on each side of the Center Line of that part of S. South Park Avenue vacated by said ordinance and said Center Line

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produced North to a line 48 feet North of and parallel with the South Line of E. Cermak Road produced East, as right of way for existing sewers and for the installation of any additional sewers or other municipal owned service facilities now or which in the future may be located in said part of E. Cermak Road and S. South Park Avenue and for the maintenance, renewal and reconstruction of such facilities. It is further provided that no buildings or other structures shall be erected on the right of way herein reserved or other use made of such area which in the judgment of the respective municipal officials have control of the aforesaid service facilities would interfere with the use of such facilities or the construction of additional facilities; however, buildings or other structures may be erected above and over said right of way, which in the judgment of the municipal officials have control of the aforesaid service facilities would not interfere with the use of such facilities or the construction of additional facilities.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} SS.

John Newman, on behalf of R.P. Javelley & Sons Company, being duly sworn on oath, states that he resides at 1866 N. Sheffield Ave. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 17th day of February, 2004

Donna R. Edelmann
Notary Public

