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WARRANTY DEED

THE GRANTOR, Midwest Suburban Publishing, Inc., created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Zeman-Chicago, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and made a part hereof
Subject to Exhibit B attached hereto and made a part hereof

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, this 10th day of March, 2004.



Doc#: 0408333191
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 03/23/2004 11:58 AM Pg: 1 of 5

8065911-D2-Tms (1046)

50

MIDWEST SUBURBAN PUBLISHING, INC.,
a Delaware corporation

By: Mark Hornung
Mark Hornung, President/Publisher
via

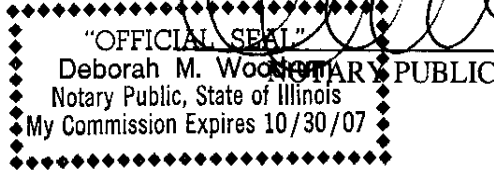
State of Illinois, County of Cook ss.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Mark Hornung, personally known to me to be the ^{via} President/Publisher of Midwest Suburban Publishing, Inc., a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Publisher, he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 10th day of March, 2004.

Commission expires _____



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
333214 \$16,500.00
03/15/2004 13:57 Batch 00798 72



Box 400-CTCC

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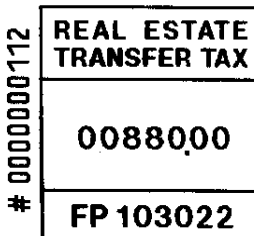
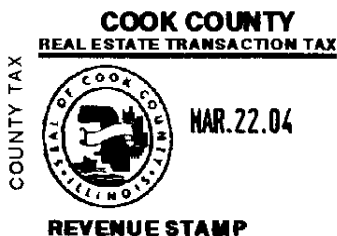
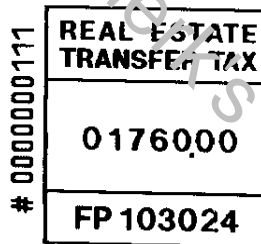
This instrument prepared by: C. Grant McCorkhill, Holland & Knight LLP,
131 South Dearborn Street, 30th Floor, Chicago, Illinois 60603

MAIL TO: Valerie J. Freireich
Chuhak & Tecson, P.C.
30 South Wacker Drive
Suite 2600
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

Zeman-Chicago, LLC
3170 South Central
Cicero, Illinois 60804

RECORDER'S OFFICE BOX NO. _____



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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Block 14 in Harlem 63rd Street Resubdivision of the West 1/2 of the Southwest 1/4 of Section 18, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The North 1/2 of vacated West 60th Place Southerly of and adjoining Parcel 1, aforesaid and also

The West 33-foot vacated South Sayre Street, lying East of and adjoining said Parcel 1 aforesaid, in Cook County, Illinois.

Parcel 3:

An irregular parcel of land in the East 1/2 of the Southwest 1/4 of Section 18, Township 38 North, Range 13, East of the Third Principal Meridian, bounded and described as follows:

Beginning at the point of intersection of the centerline of West 60th Street extended East and the North and South centerline of the Southwest 1/4 of the aforesaid Section 18; thence East along the centerline of the extension East of West 60th Street, a distance of 390.00 feet; thence Southwesterly in a straight line to intersection with a point on the centerline of West 60th Place extended East, which is 70.00 feet East of, as measured along the extension East of the centerline of said West 60th Place, the North and South centerline of the aforesaid Southwest 1/4; thence West along the centerline of West 60th Place extended East, 70.00 feet to the North and South centerline of the aforesaid Southwest 1/4; thence North along said North and South centerline of the aforesaid Southwest 1/4, a distance of 333.27 feet, more or less, to the point of beginning, in Cook County, Illinois.

P.I.N. #'s

19-18-302-046-0000

19-18-305-010-0000

ADDRESS : 7001 W. 60th Street
Chicago, IL.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable.
2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
3. Spur tracks on Parcels 2 and 3 as outlined in unrecorded agreement dated June 8, 1984, made by and between the Belt Railway Company of Chicago and Southtown Economist, Inc.
4. Easement in, upon, under, over and along the East 20.00 feet of Block 14 and part of the North 1/2 of vacated alley lying South of and adjoining Block 14 of the land to install and maintain all equipment for the purpose of serving the land and other property with electric service, together with right of access to said equipment as created by grant to the Commonwealth Edison Company recorded September 20, 1967 as Document 20265285.
(Affects Parcels 1 and 2)
5. Grant dated January 22, 1959 and recorded April 27, 1959 as Document 17520493 made by Chicago Title and Trust Company, a corporation of Illinois, as trustee under Trust Agreement dated November 21, 1959 and known as Trust Number 37969, to the Commonwealth Edison Company, an Illinois corporation, its successors and assigns of a perpetual right, easement, permission and authority to construct, operate, use, maintain, repair, relocate, replace, renew and remove poles, crossarms, wires, cables, conduit and other overhead or underground equipment or both for the transmission of electric energy in, under, over, across and along all that part of the North 1/2 of West 60th Place 66.00 feet wide lying South of and adjoining the South line of Block 14 aforesaid; together with the right ingress and egress to and from said land at all times for any and all such purposes, and the covenants, agreements and conditions therein contained.
(Affects Parcel 2)
6. Rights of the municipality, the State of Illinois, the public and adjoining owners in and to vacated street.
(Affects Parcel 2)
7. Rights of the public and quasi-public utilities, if any, in said vacated street for maintenance, therein of poles, conduits, sewers and other facilities.
(Affects Parcel 2)
8. Encroachment of the chain link fences located mainly on the land over and onto the property North of and adjoining the land by 0.59 and 0.13 of a foot and over and onto the property Southeasterly of and adjoining the land by 1.36 feet, 0.70 of a foot and other

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undisclosed amounts as shown on the Plat of Survey made by Gremley & Biedermann, Inc., dated February 7, 1995, Order No. 9586.

9. Encroachment of the fence post located mainly on the land over and onto the property South of and adjoining the land by 0.47 of a foot as shown on the Plat of Survey by Gremley & Biedermann, Inc., dated February 7, 1995, Order No. 9586.
10. Encroachments of chain link fence over Easterly line by about 2.00 feet and over North line by about 0.53 of a foot as shown on Survey dated February 10, 1986 made by Emmet Kennedy and Company.
11. Acts done by or suffered through Grantee.

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Property of Cook County Clerk's Office