



Doc#: 0424031058  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 08/27/2004 11:50 AM Pg: 1 of 6

This document was prepared by  
and after recording return to:

Catherine McGivney  
Connelly Roberts & McGivney LLC  
1 North Franklin Street  
Suite 1200  
Chicago, Illinois 60606

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Above Space for Recorder's use only

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and entered into as of the date set forth below by The Elizabeth Berger Trust ("Grantor"), to Robert B. Berger, an Illinois resident ("Grantee").

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its heirs, legal representatives, successors and assigns, FOREVER a 6.675520% undivided interest in and to all of the following described real estate, situated in the County of Cook, State of Illinois, known and described as follows, to wit:

Legal Description on Exhibit A attached hereto and made a part hereof (the "Property").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 in equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, as above described, unto the Grantee, its heirs and assigns forever.

17 20 21 NES M 04 00 RC  
DEC

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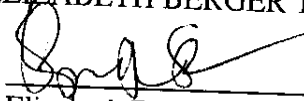
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND, the Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters set forth on **Exhibit B** attached hereto and incorporated herein, none of which shall be re-imposed hereby.

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IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the \_\_\_\_ day of August, 2004

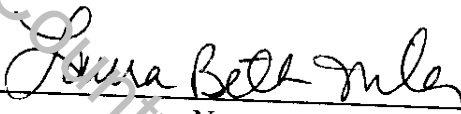
THE ELIZABETH BERGER TRUST

By:   
Elizabeth Berger, Trustee

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK                                    )

This instrument was acknowledged before me on August 6<sup>th</sup>, 2004 by Elizabeth Beger, as the Trustee of The Elizabeth Berger Trust, 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 he signed and delivered said instrument as such Trustee as her free and voluntary act and deed, and as the free and voluntary act and deed of said entity for the uses and purposes set forth herein.

GIVEN under my hand and Notarial Seal, this 6<sup>th</sup> day of August, 2004.

  
\_\_\_\_\_  
Notary Public

MY COMMISSION EXPIRES:  
12-7-2004



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 17 AND THE SOUTH 40.00 FEET OF LOT 18 IN BLOCK 18 IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Identification No.: 17-04-413-010

Address of Real Estate: 1100 North Dearborn  
Chicago, Illinois 60610

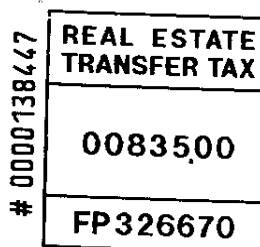
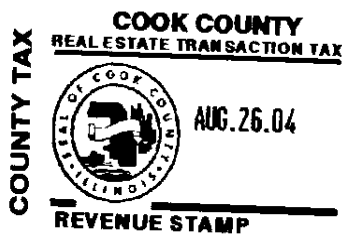
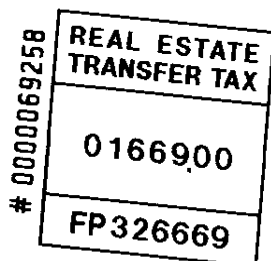
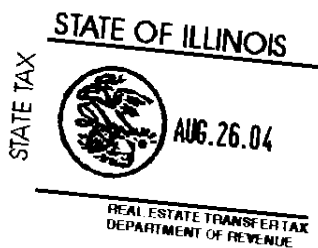
City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp  
\$12,517.50

350451

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## EXHIBIT B

### EXCEPTIONS TO TITLE

1. Taxes for the year(s) 2003, 2004 and subsequent years.

First installment tax for the year 2003 in the amount of \$194,079.70 is paid.

Taxes for the year(s) 2003 (final) and 2004 are not yet ascertainable or payable.

Tax Identification No.: 17-04-413-010

2. Mortgage dated December 10, 1982 and recorded January 3, 1983 as document 26454657, made by National Boulevard Bank of Chicago, as Trustee under Trust Agreement dated November 25, 1958 and known as Trust Number 345, to American National Bank & Trust Company of Chicago to secure an indebtedness in the amount of \$3,000,000.00, and the terms and conditions thereof.

Modification Agreement recorded February 4, 1988 as Document 85053827

Assumption and Modification Agreement recorded October 29, 1990 as Document 90527111 made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 25, 1958 and known as Trust Number 345 and American National Bank and Trust Company, as Trustee under Trust Agreement dated November 30, 1989 and known as Trust Number 109915-03.

Modification Agreement recorded March 20, 1992 as Document 92186079.

3. Assignment of Rents made by National Boulevard Bank of Chicago, as Trustee under Trust Agreement dated November 25, 1958 and known as Trust Number 345 to American National Bank & Trust Company of Chicago recorded January 3, 1983 as document 26454658.

Assumption and Modification Agreement recorded October 29, 1990 as Document 90527111 made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 25, 1958 and known as Trust Number 345 and American National Bank and Trust Company, as Trustee under Trust Agreement dated November 30, 1989 and known as Trust Number 109915-03.

Modification Agreement recorded March 20, 1992 as Document 9218609.

4. Terms, powers, provisions and limitations of the Partnership Agreement under which title is held.
5. Right, Title and Interest of Realty & Mortgage Company, as agent and Berger Realty Group LLC, as disclosed by the above noted Agreement and as tax assessee under tax assessments.

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6. Existing unrecorded Leases, if any, and rights of parties in possession under such unrecorded lease.
7. Matters which would be disclosed by an accurate survey of the Property.
8. All covenants, conditions, restrictions easements, encumbrances and agreements of record affecting the Property.
9. Present and future zoning laws, ordinances, resolutions, orders and regulations of all municipal, county, state or federal governments having jurisdiction over the Property.

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