

# UNOFFICIAL COPY

This instrument was prepared by:

Lawrence M. Gritton  
**LAWRENCE M. GRITTON LTD.**  
400 West Huron Street  
Chicago, Illinois 60610

After recording mail to:

Susanna M. Brown  
**SHEFSKY & FROELICH LTD.**  
444 North Michigan Avenue, Suite 2500  
Chicago, Illinois 60611



**Doc#: 0503133181**  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 01/31/2005 01:15 PM Pg: 1 of 14

8247849 81 BTDVHILL 2 of 4

## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made as of the 26th day of January, 2005 between **21<sup>ST</sup> & JEFFERSON, L.L.C.**, an Illinois limited liability company, whose address is 6250 North River Road, Suite 11-100, Rosemont, Illinois 60018, party of the first part ("**Grantor**"), and **CORU 21, LLC**, an Illinois limited liability company, whose address is ee East Erie Street, Unit SH-1, Chicago, Illinois 60611, Attention: Christine Chun, party of the second part ("**Grantee**"),

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of Grantor, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its heirs and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF

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 equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promises and agrees, to and with Grantee, its heirs and assigns, that 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject only to:

SEE **EXHIBIT B** ATTACHED HERETO AND MADE A PART HEREOF

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Manager the day and year first above written.

21<sup>ST</sup> & JEFFERSON, L.L.C., an Illinois limited liability company

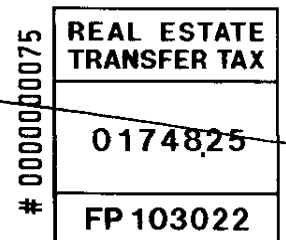
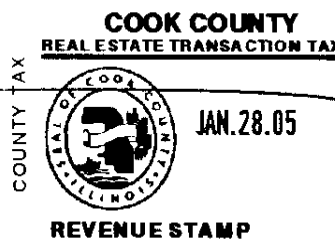
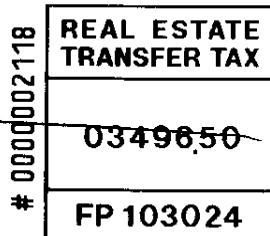
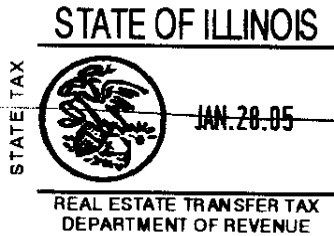
By: [Signature]  
Name: David R. Kahnweiler  
Its: Manager

**SEND SUBSEQUENT TAX BILLS TO:**

**CORU 21, LLC**  
55 East Erie Street, Unit SH-1  
Chicago, Illinois 60611  
Attention: Christine Chun

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
L/ 1-1-0 (1-01) OR 1-1-0  
CHICAGO TRANSACTION TAX ORDINANCE.

1/26/05 [Signature]  
DATE BUYER, SELLER, ASSIGNOR(S)

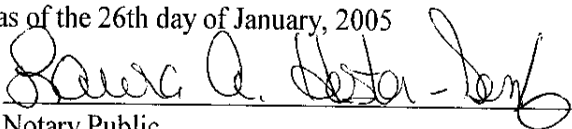


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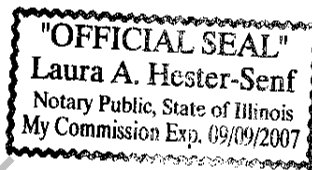
STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **DAVID R. KAHNWEILER**, personally known to me to be the Manager of **21<sup>st</sup> & Jefferson, L.L.C.**, an Illinois limited liability company, 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 severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority, given by the Manager of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal as of the 26th day of January, 2005

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

Commission expires



Property of Cook County Clerk's Office

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## EXHIBIT A

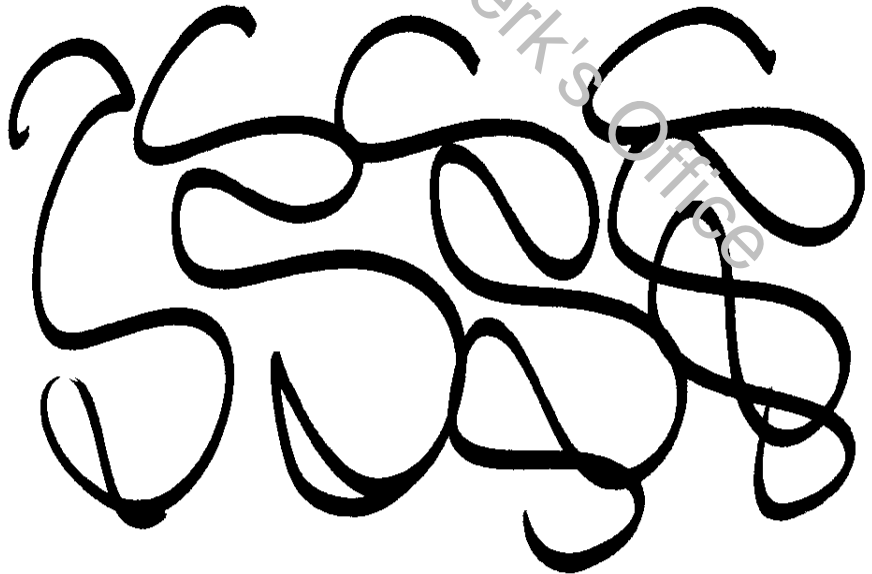
### LEGAL DESCRIPTION

See attached 4 pages

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**Permanent Index Numbers (PINs):** See attached page of PINs

**Address(es) of Property:** 2040 South Jefferson, Chicago, Illinois 60616



# UNOFFICIAL COPY

## CHICAGO TITLE INSURANCE COMPANY

### OWNER'S POLICY (1992) SCHEDULE A (CONTINUED)

POLICY NO.: 1401 008247849 D1

## 5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

## PARCEL 1:

LOTS 24 TO 31 IN O. M. DORMAN'S SUBDIVISION OF THAT PART SOUTH OF THE NORTHERN 3 ACRES OF LOT 2 IN BLOCK 37 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND SO MUCH OF THE SOUTH EAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

## PARCEL 2:

LOT 13 (EXCEPT THE NORTH 16 FEET AND EXCEPT THE EAST 11 FEET THEREOF), LOT 16 (EXCEPT THE EAST 11 FEET THEREOF), LOTS 19 TO 22, 25 TO 28, 31 TO 34, 37 TO 40, 43 TO 46, 49 TO 52, 55 TO 58, AND 61 TO 64 AND ALL OF THE NORTH SOUTH 14 FEET VACATED ALLEY LYING WEST OF AND ADJOINING LOTS 20, 21, 26, 27, 32, 33, 38, 39, 44, 45, 50, 51, 56, 57, 62 AND 63 AND EAST OF AND ADJOINING LOTS 19, 22, 25, 28, 31, 34, 37, 40, 43, 46, 49, 52, 55, 58, 61 AND 64 ALSO LOT 53, LOT 59 (EXCEPT NORTH 20 FEET) LOT 60 AND LOT 65 ALL IN STINSON'S SUBDIVISION OF LOT 1 IN BLOCK 38 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND SO MUCH OF THE SOUTH EAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

## PARCEL 3:

THAT PART OF LOT 3 IN BLOCK 38 IN SAID CANAL TRUSTEES SUBDIVISION LYING NORTH OF THE WEST 21ST STREET AND EAST OF RUBLE STREET; THAT PART OF SAID LOT 3 LYING NORTH OF WEST 21ST STREET, WEST OF RUBLE STREET AND EAST OF THE NORTH AND SOUTH ALLEY BETWEEN UNION STREET AND RUBLE STREET (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID TRACT AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY 90 FEET AND 9 5/8 INCHES TO THE NORTH LINE OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT 32 FEET 7/8 INCHES; THENCE SOUTH TO A POINT IN THE SOUTH LINE OF SAID TRACT 32 FEET AND 5/8 INCHES EAST OF THE SOUTH WEST CORNER OF SAID TRACT AND THENCE WEST TO THE POINT OF BEGINNING);

PARCEL 4: 4 LOTS 43, 44 AND 45 IN THE SUBDIVISION OF LOT 2 IN BLOCK 38 IN THE CANAL TRUSTEES SUBDIVISION OF THE WEST HALF AND SO MUCH OF THE SOUTH EAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

## PARCEL 5:

LOTS 1, 2, 3, 4, 9, 10, 11 AND 12 (EXCEPT THE WEST 8 FEET THEREOF TAKEN FOR ALLEY) IN JOHN B. GEST'S SUBDIVISION OF THAT PART NORTH OF 21ST STREET OF LOT 4

CONTINUED ON NEXT PAGE

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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## CHICAGO TITLE INSURANCE COMPANY

### OWNER'S POLICY (1992) SCHEDULE A (CONTINUED)

POLICY NO. : 1401 008247849 D1

IN BLOCK 38 IN CANAL TRUSTEES SUBDIVISION OF THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;; ALSO LOTS 1, 2, 3, 4, IN SUBDIVISION OF LOTS 5 TO 8, INCLUSIVE, IN JOHN B. GEST'S SUBDIVISION OF THAT PART NORTH OF 21ST STREET LOT 4 IN BLOCK 38 CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 6:

THAT PART OF LOT 4 IN BLOCK 38 IN THE CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT ON THE EAST LINE OF SAID LOT 4 ON THE SOUTH LINE OF 21ST STREET AND RUNNING THENCE SOUTH ON THE WEST LINE OF JEFFERSON STREET 140 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF 21ST STREET 234 FEET AND 1 7/8 INCHES; THENCE NORTH PARALLEL WITH THE WEST LINE OF JEFFERSON STREET 140 FEET TO THE SOUTH LINE OF 21ST STREET; THENCE EAST TO THE POINT OF BEGINNING; (EXCEPT THEREFROM THAT PART FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 4 IN BLOCK 38 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 4 (BEING THE WEST LINE OF VACATED SOUTH JEFFERSON STREET) 295.00 FEET NORTH OF THE NORTH LINE OF WEST 22ND STREET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID WEST 22ND STREET, A DISTANCE OF 233.96 FEET; THENCE NORTH 71.84 FEET TO A POINT 234.03 FEET WEST OF THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID WEST 22ND STREET, A DISTANCE OF 234.03 FEET TO A POINT ON THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET; THENCE SOUTH OF ALONG THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET, A DISTANCE OF 71.84 FEET TO THE POINT OF BEGINNING);

PARCEL 7:

THAT PART OF LOT 4 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 4 (BEING THE WEST LINE OF VACATED SOUTH JEFFERSON STREET) 366.84 FEET NORTH OF WEST 22ND STREET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID WEST 22ND STREET, A DISTANCE OF 234.03 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST PARALLEL WITH THE NORTH LINE OF SAID WEST 22ND STREET A DISTANCE OF 129.71 FEET TO A POINT OF THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 129.78 FEET TO A POINT ON THE SOUTH LINE OF VACATED WEST 21ST STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID VACATED WEST 21ST STREET, A DISTANCE OF 129.70 FEET TO A POINT 234.16 FEET WEST OF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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## CHICAGO TITLE INSURANCE COMPANY

### OWNER'S POLICY (1992) SCHEDULE A (CONTINUED)

POLICY NO.: 1401 008247849 D1

THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET; THENCE SOUTH A DISTANCE OF 129.43 FEET TO THE POINT OF BEGINNING; ~

PARCEL 8:

THAT PART OF S. JEFFERSON STREET LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 4 IN BLOCK 38 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 1 TO 4 BOTH INCLUSIVE, AND THE EAST LINE OF SAID LOT 4 PRODUCED SOUTH 60 FEET IN JOHN B. GEST'S SUBDIVISION OF THAT PART NORTH OF 21ST STREET OF LOT 4 IN BLOCK 38 OF CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED, LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 27, 32, 33, 38, 39, 44, 45, 50, 51, 56, 57, 62, 63, IN SUBDIVISION OF LOT 1 IN BLOCK 38 OF CANAL TRUSTEES SUBDIVISION AFOREMENTIONED, LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 24 TO 31, BOTH INCLUSIVE, AND THE WEST LINE OF SAID LOT 31 PRODUCED SOUTH 22.52 FEET AND LYING SOUTH OF AND ADJOINING THE NORTH LINE OF SAID LOT 31 PRODUCED WEST 66 FEET IN O. W. DORMAN'S SUBDIVISION OF PART OF BLOCK 37 OF CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED AND LYING NORTHERLY OF AND ADJOINING A LINE DRAWN FROM THE SOUTHERLY CORNER OF LOT 3 IN BLOCK 37 TO ITS INTERSECTION WITH THE EAST LINE OF LOT 4 IN BLOCK 38 AND A LINE 14 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, IN CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED; ALL THAT PART OF WEST 21ST STREET OPENED BY CONDEMNATION PROCEEDINGS ORDINANCE PASSED BY THE CITY COUNCIL OCTOBER 27, 1879, ORDER OF POSSESSION MAY 21, 1886, SUPERIOR COURT GENERAL NO. 84295, BEING ALL THAT PART OF AND WEST 21ST STREET RUNNING THROUGH LOT 3 AND 4 IN BLOCK 38 OF CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED, LYING EAST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF SOUTH RUBLE STREET AS OPENED BY CONDEMNATION PROCEEDINGS, ORDINANCE PASSED BY THE CITY COUNCIL DECEMBER 6, 1880, ORDER OF POSSESSION APRIL 26, 1886 SUPERIOR COURT GENERAL NO. 77505; ALL THAT PART OF SOUTH DESPLAINES STREET LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 59, 60 AND 65 LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 58, 61 AND 64 AND LYING SOUTH OF AND ADJOINING THE COURT LINE OF THE NORTH 20 FEET OF SAID LOT 59 PRODUCED EAST 50 FEET IN SUBDIVISION OF LOT 1 IN BLOCK 38 OF CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED TOGETHER WITH ALL THAT PART OF SAID SOUTH DES PLAINES STREET OPENED BY CONDEMNATION PROCEEDINGS, ORDINANCE PASSED BY THE CITY COUNCIL MARCH 9, 1885, ORDER OF POSSESSION JULY 3, 1888, SUPERIOR COURT GENERAL NO. 97099, BEING ALL THAT PART OF SAID S. DESPLAINES STREET LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 9 IN JOHN B. GEST'S SUBDIVISION AFOREMENTIONED AND LYING WEST OF AND ADJOINING THE WEST LINE OF LOT 1 TO 4, BOTH INCLUSIVE, IN SUBDIVISION OF LOTS 5 TO 8, INCLUSIVE, IN JOHN B. GEST'S SUBDIVISION AFOREMENTIONED AND ALL THAT PART OF W. 20TH PLACE LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 3 IN BLOCK 37 ON CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 31 AND LYING WEST OF AND ADJOINING THE EAST LINE OF SAID LOT 31 PRODUCED SOUTH 22.52 FEET IN O. M. DORMAN'S SUBDIVISION AFOREMENTIONED; ALSO ALL OF THE NORTH-SOUTH 8 FOOT PUBLIC ALLEY OPENED BY CONDEMNATION PROCEEDINGS ORDINANCE PASSED BY THE CITY COUNCIL MARCH 1, 1909 ORDER OF POSSESSION JANUARY 27, 1913 CIRCUIT COURT GENERAL NO. 29063; BEING THE WEST 8 FEET OF LOT 12 OF JOHN B. GEST'S SUBDIVISION AFOREMENTIONED; ALL THAT PART OF THE NORTH-SOUTH 16 FOOT PUBLIC ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 43, 44, AND 45 IN SUBDIVISION OF LOT 2 IN BLOCK 38 OF CANAL TRUSTEE'S SUBDIVISION AFOREMENTIONED, LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 59, 60, AND 65 AND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 59 PRODUCED WEST 16 FEET IN SUBDIVISION OF LOT 1 IN BLOCK 38 OF

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

**UNOFFICIAL COPY**  
CHICAGO TITLE INSURANCE COMPANY**OWNER'S POLICY (1992)**  
**SCHEDULE A (CONTINUED)**

POLICY NO.: 1401 008247849 D1

CANAL TRUSTEES' SUBDIVISION AFOREMENTIONED AND PARTS OF PUBLIC STREET HEREIN VACATED BEING FURTHER DESCRIBED AS ALL THAT PART OF S. JEFFERSON STREET LYING BETWEEN THE SOUTH LINE OF W. COLLERTON STREET EXTENDED WEST, AND A LINE DRAWN FROM THE INTERSECTION OF THE WESTERLY LINE OF S. LUMBER STREET AND THE EAST LINE OF S. JEFFERSON STREET TO THE INTERSECTION OF THE WEST LINE OF S. JEFFERSON STREET AND THE NORTH LINE OF W. CERMAK ROAD; ALL THAT PART OF W. 21ST STREET LYING BETWEEN S. JEFFERSON STREET AND THE EAST LINE OF S. RUBLE STREET EXTENDED SOUTH; ALL THAT PART OF S. DESPLAINES STREET LYING BETWEEN W. 21ST STREET AND A LINE 160.79 FEET, MORE OR LESS, NORTH OF AND PARALLEL THERETO, AND ALL THAT PART OF W. 20TH PLACE LYING BETWEEN S. JEFFERSON STREET AND THE WEST LINE OF THE FIRST NORTH-SOUTH PUBLIC ALLEY EAST THEREOF EXTENDED SOUTH AND SAID PUBLIC ALLEY AND PARTS OF PUBLIC ALLEYS HEREIN VACATED BEING FURTHER DESCRIBED AS ALL OF THE NORTH-SOUTH 8 FOOT PUBLIC ALLEY TOGETHER WITH ALL THAT PART OF THE NORTH-SOUTH 16 FOOT PUBLIC ALLEY LYING BETWEEN W. 21ST STREET AND A LINE 160.79 FEET, MORE OR LESS NORTH OF AND PARALLEL THERETO, IN THE BLOCK BOUNDED BY W. 21ST STREET, S. CANALPORT AVENUE, S. DESPLAINES STREET AND S. RUBLE STREET AND THE WEST 85.5 FEET MORE OR LESS, OF THE EAST-WEST PUBLIC ALLEY RUNNING EAST FROM S. DESPLAINES STREET IN THE BLOCK BOUNDED BY W. 21ST STREET, S. CANALPORT AVENUE, S. DESPLAINES STREET AND S. JEFFERSON STREET, ALL IN COOK COUNTY, ILLINOIS

## PARCEL 9:

EASEMENT FOR THE BENEFIT OF PARCELS 1 TO 6 FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENT DATED FEBRUARY 29, 2000 AND RECORDED APRIL 29, 2000 AS DOCUMENT 00300044 OVER AND UPON:

THE EAST 1/2 OF VACATED JEFFERSON STREET ADJACENT TO LOT 3 IN BLOCK 37 IN CANAL TRUSTEES'S SUBDIVISION OF THE WEST 1/2 AND SO MUCH OF THE SOUTHEAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER IN SECTION 21 TOWNSHIP 39 NORTH RANGE 14 AND

THE SOUTH 12 FEET OF VACATED 20TH PLACE ADJACENT TO LOT 3 AFORESAID AND EXTENDING TO THE WESTERN MOST BOUNDARY OF SAID EASEMENT

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.**



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## SCHEDULE OF PERMANENT INDEX NUMBERS

(2040 South Jefferson, Chicago, Illinois)

17-21-321-030-0000  
17-21-322-017-0000  
17-21-322-018-0000  
17-21-322-019-0000  
17-21-322-020-0000  
17-21-322-037-0000  
17-21-322-039-0000  
17-21-322-040-0000  
17-21-322-041-0000  
17-21-322-044-0000  
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17-21-323-029-0000  
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17-21-325-004-0000  
17-21-325-005-0000  
17-21-325-006-0000  
17-21-325-007-0000  
17-21-325-008-0000  
17-21-330-007-0000

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## EXHIBIT B TO DEED

### PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AS OF THE DATE OF CLOSING;
2. ACTS OF PURCHASER AND THOSE PARTIES ACTING THROUGH OR FOR PURCHASER; AND
3. SEE ATTACHED 4 PAGES

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## CHICAGO TITLE INSURANCE COMPANY

### OWNER'S POLICY (1992) SCHEDULE B

1401 008247849 D1

#### EXCEPTIONS FROM COVERAGE (CONTINUED)

- C 7. NOTE: THE FOLLOWING ITEM, WHILE APPEARING ON THIS COMMITMENT/POLICY, IS PROVIDED SOLELY FOR YOUR INFORMATION.
- THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:
- DOCUMENT NUMBER: 93576309 DATE OF RECORDING: JULY 26, 1993  
95352131 RECORDED ON MAY 30, 1995
- L 8. RIGHTS OF THE CITY OF CHICAGO, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO THOSE PARTS OF THE LAND FALLING IN VACATED STREETS AND ALLEYS.
- (AFFECTS VACATED ALLEY DESCRIBED IN PARCEL 2, THE SOUTH 16 FEET OF LOT 16 OF PARCEL 2 AND ALL OF PARCEL 8)
- M 9. RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED STREETS AND ALLEYS FOR THE MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC.
- (AFFECTS THE VACATED ALLEY DESCRIBED IN PARCEL 2, THE SOUTH 16 FEET OF LOT 16 OF PARCEL 2 AND ALL OF PARCEL 8)
- N 10. RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY DATED DECEMBER 29, 2004, ORDER NUMBER 0412006, DEPICTING THE FOLLOWING: UTILITY POLES AND WIRES, CATCH BASINS, MANHOLES, GUY WIRES, SANITARY AND STORM SEWERS, LIGHT POLES, FIRE HYDRANTS AND CONNECTIONS, VALVES, WATER VALVES, INDICATOR VALVES, WATER METER AND WATER METER VAULT.
- O 11. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS AS DISCLOSED BY SURVEY PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED DECEMBER 29, 2004 AS ORDER NUMBER 0412006.
- P 12. EASEMENT IN, UPON, UNDER, OVER AND ALONG PART OF THE NORTH AND SOUTH 14 FOOT ALLEY DESCRIBED IN PARCEL 2 TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE

**UNOFFICIAL COPY**  
CHICAGO TITLE INSURANCE COMPANY**OWNER'S POLICY (1992)**  
**SCHEDULE B**

1401 008247849 D1

**EXCEPTIONS FROM COVERAGE**  
**(CONTINUED)**

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, ITS SUCCESSORS AND ASSIGNS, RECORDED AUGUST 20, 1940 AS DOCUMENT 12533178.

(AFFECTS PART OF THE VACATED ALLEY DESCRIBED IN PARCEL 2)

- Q 13. EASEMENT IN, UPON, UNDER, OVER AND ALONG PART OF THE VACATED ALLEY DESCRIBED IN PARCEL 2 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, ITS SUCCESSORS AND ASSIGNS, RECORDED OCTOBER 14, 1954 AS DOCUMENT 16043261.

(AFFECTS PART OF PARCEL 2)

- R 14. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE NORTH 10 FEET OF LOT 43 OF PARCEL 4 OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED APRIL 30, 1968 AS DOCUMENT 20473781

(AFFECTS LOT 43 OF PARCEL 4)

- S 15. EASEMENT IN, UPON, UNDER, OVER AND ALONG PART OF THE VACATED STREETS AND ALLEYS DESCRIBED IN PARCEL 8 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, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 30, 1971 AS DOCUMENT 21464630.

(AFFECTS PART OF PARCEL 8)

- T 16. EASEMENT IN, UPON, UNDER, OVER AND ALONG PART OF THE EAST 1/2 OF VACATED JEFFERSON STREET DESCRIBED IN PARCEL 8 LYING WEST OF AND ADJOINING LOTS 26 AND 27 OF PARCEL 1 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, ITS SUCCESSORS AND ASSIGNS, RECORDED APRIL 30, 1971 AS DOCUMENT 21464632.

(AFFECTS PART OF PARCEL 8)

- V 17. EASEMENT IN FAVOR OF PEOPLES GAS LIGHT AND COKE COMPANY, A CORPORATION OF ILLINOIS, AND ITS 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

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## CHICAGO TITLE INSURANCE COMPANY

### OWNER'S POLICY (1992) SCHEDULE B

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#### EXCEPTIONS FROM COVERAGE (CONTINUED)

PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED OCTOBER 14, 1988 AS DOCUMENT NO. 88475160

(AFFECTS PARCEL 8)

- Y 18. ENCROACHMENT OF THE FENCE LOCATED ONTO THE LAND SOUTH AND ADJOINING AND ONTO THE INSURED PROPERTY, BY APPROXIMATELY 2.07 FEET, AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTEE SURVEY CO. DATED DECEMBER 29, 2004 AS NUMBER 0412006.

(AFFECTS LOT 53 IN PARCEL 2)

- Z 19. ENCROACHMENT OF THE 2 STORY BRICK BUILDING LOCATED ON THE LAND SOUTH AND ADJOINING AND ONTO THE INSURED PROPERTY, BY APPROXIMATELY 0.29 FEET, AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTEE DATED DECEMBER 29, 2004 AS NUMBER 0412006.

(AFFECTS LOT 53 IN PARCEL 2)

- AA 20. ENCROACHMENT OF THE 2 STORY FRAME BUILDING LOCATED ON THE LAND SOUTH AND ADJOINING, BY APPROXIMATELY 0.41 FEET AND FENCE BY APPROXIMATELY 3.11 FEET ONTO THE INSURED PROPERTY AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY DATED DECEMBER 29, 2004 AS NUMBER 0412006.

(AFFECTS LOT 53 IN PARCEL 2)

- AB 21. ENCROACHMENT OF THE BUILDINGS ONTO THE PROPERTY WEST AND ADJOINING THAT PART OF PARCEL 3 LYING NORTH OF 21ST STREET AND WEST OF RUBLE STREET, BY APPROXIMATELY 0.53 FEET, AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY DATED DECEMBER 29, 2004 AS NUMBER 0412006.

(AFFECTS PARCEL 3)

- AC 22. ENCROACHMENT OF THE FENCE ONTO THE PROPERTY SOUTH AND ADJOINING, BY AN UNDISCLOSED AMOUNT, AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY DATED DECEMBER 29, 2004 AS NUMBER 04120006.

(AFFECTS PARCEL 7)

- AD 23. ENCROACHMENT OF THE FENCE ONTO THE PROPERTY WEST AND ADJOINING LOTS 43, 46, 49, 52, AND 55 OF PARCEL 2 AS DISCLOSED BY SURVEY MADE BY CHICAGO GUARANTEE SURVEY COMPANY DATED DECEMBER 29, 2004 AS NUMBER 04120006.

(AFFECTS PARCEL 2)

- AF 24. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.19 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 04120006 PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED DECEMBER 29, 2004.

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**CHICAGO TITLE INSURANCE COMPANY****OWNER'S POLICY (1992)**  
**SCHEDULE B**

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**EXCEPTIONS FROM COVERAGE**  
**(CONTINUED)**

(AFFECTS LOT 20 OF PARCEL 2)

- BT 25. NOTE: THE FOLLOWING ITEM, WHILE APPEARING ON THIS COMMITMENT/POLICY, IS PROVIDED SOLELY FOR YOUR INFORMATION.

THE FOLLOWING ENVIRONMENTAL DISCLOSURE DOCUMENT(S) FOR TRANSFER OF REAL PROPERTY APPEAR OF RECORD WHICH INCLUDE A DESCRIPTION OF THE LAND INSURED OR A PART THEREOF:

DOCUMENT NUMBER: 09010537.

- BT 26. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 9 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

- BT 27. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 9, CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.