

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

(Illinois)



Doc#: 0707939075 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/20/2007 10:36 AM Pg: 1 of 4

2nd
1
and
CT
THIS INDENTURE, made this 1st day of **March**, 2007 between **ILLINOIS BELL TELEPHONE COMPANY**, an Illinois corporation, d/b/a **AT&T ILLINOIS**, party of the first part, and **ERIE CANAL, LLC**, an Illinois limited liability company, 676 North Orleans, Chicago, Illinois 60610, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, by these presents does **CONVEY AND WARRANT SPECIALLY** unto the party of the second part, and to its heirs and assigns, **FOREVER**, all of the following described Real Estate situated in the County of Cook, in the State of ILLINOIS known and described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Common Address: 5-9 West Erie Street, Chicago, Illinois 60610
Permanent Index Number: 17-09-227-007, 008, 017, 018 and 019
Subject to: See Permitted Exceptions, Exhibit "B" attached hereto.

COVENANTS
Together with all and singular rights, hereditaments and appurtenances thereunto belonging, or in any way 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 the party of the first part, 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, their heirs and assigns forever.


CT
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors 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;

UNOFFICIAL COPY

and that the party of the first part will defend the same against the lawful claims of all persons claiming by, through or under party of the first part, but not otherwise.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first above written.

ILLINOIS BELL TELEPHONE COMPANY,
an Illinois corporation, d/b/a **AT&T ILLINOIS**

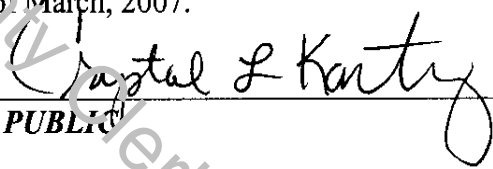
By: 
Joseph D. Buckman
Its: Director of Transactions

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that JOSEPH D. BUCKMAN, personally known to me to be the Director of Transactions of Illinois Bell Telephone Company, an Illinois corporation, d/b/a AT&T Illinois, 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 Director of Transactions, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of March, 2007.




NOTARY PUBLIC


THIS INSTRUMENT WAS PREPARED BY:
RICHARD L. GAYLE, ESQ.
Robbins, Salomon & Patt, Ltd.
25 East Washington Street, Suite 1000
Chicago, Illinois 60602

AFTER RECORDING, PLEASE MAIL TO:
BENJAMIN RANDALL, ESQ.
Randall & Kenig, LLP
455 North Cityfront Plaza, Suite 2510
Chicago, Illinois 60611


PLEASE MAIL TAX BILLS TO:
Erie Canal, LLC
676 North Orleans Street
Chicago, Illinois 60610

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
498110 \$15,000.00
03/20/2007 11:34 Batch 07285 66



STATE TAX

STATE OF ILLINOIS
MAR. 20. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
AP5221
03/06/07

0000101352
REAL ESTATE TRANSFER TAX
02000.00
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

MAR. 20. 07
REVENUE STAMP

0000101352
REAL ESTATE TRANSFER TAX
01000.00
FP 102802

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: A PART OF LOTS 1 AND 2 OF ASSESSORS DIVISION OF LOT 16 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO AND THE NORTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT 1, 20 FEET 2 INCHES WEST OF THE NORTH EAST CORNER OF SAID LOT 1; RUNNING THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOTS 1 AND 2, 51 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE WEST ON THE SOUTH LINE OF SAID LOT 2, 19 FEET AND 4 INCHES; THENCE NORTH ON LINE PARALLEL WITH THE EAST LINE OF SAID LOTS 1 AND 2, 51 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EAST 19 FEET 4 INCHES TO THE PLACE OF BEGINNING IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF LOT 1 OF ASSESSORS DIVISION OF LOT 16 IN BLOCK 24 OF WOLCOTT'S ADDITION TO CHICAGO AND THE NORTH 1/2 OF BLOCK 37 OF KINZIE'S ADDITION TO CHICAGO, 39 FEET 6 INCHES WEST OF THE NORTH EAST CORNER OF SAID LOT 1; THENCE RUNNING SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 1 AND LOT 2 IN SAID ASSESSOR'S DIVISION, 51 FEET TO THE SOUTH LINE OF THE SAID LOT 2; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 19 FEET 4 INCHES; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOTS 1 AND 2, 51 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EAST 19 FEET 4 INCHES TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE WEST 20.66 FEET OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF LOT 16 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO WITH THE NORTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOT 14 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: LOT 15 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5-9 West Erie Street, Chicago, Illinois 60610

PINs:	17-09-227-007-0000	17-09-227-018-0000
	17-09-227-008-0000	17-09-227-019-0000
	17-09-227-017-0000	

UNOFFICIAL COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real estate taxes not yet due or payable at the time of closing.
2. Exception 8(I) on Title Commitment No. 008231376, dated February 7, 2006: The land 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.
3. Whiteco Outdoor Advertising lease (now known as Lamar Outdoor Advertising) dated March 18, 1986, as amended ("Whiteco Lease").
4. Memorandum of Parking Lease dated March ____, 2007.
5. Encroachment of the fire escape located mainly on the building located south of parcel 4 over the south lien of parcel 4 by up to 2 feet, as disclosed on the survey by Chicago Guarantee Survey, Order No. 0406018, dated July 30, 2004.