

# UNOFFICIAL COPY

## WARRANTY DEED (ILLINOIS)

AFTER RECORDING, MAIL TO:  
Kathryn Kovitz Arnold, Esq.  
Shefsky & Froelich Ltd.  
111 East Wacker Drive  
Suite 2800  
Chicago, Illinois 60601

NAME AND ADDRESS OF PREPARER:  
David A Young  
Senior Legal Counsel  
Weyerhaeuser Company  
PO Box 9777  
Federal Way WA 98063-9777



Doc#: 0721931022 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/07/2007 02:26 PM Pg: 1 of 5

RECORDER'S STAMP

WEYERHAEUSER COMPANY, a Washington corporation (hereinafter referred to as "**Grantor**"), whose mailing address is PO Box 9777, Federal Way, Washington 98063-9777, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by 4400 Park Place, LLC, a Delaware limited liability company (hereinafter referred to as "**Grantee**"), whose mailing address is 4201 West 36<sup>th</sup> Street, Suite 230, Chicago, Illinois 60632 and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors, and assigns forever, that certain tract of real property located in Cook County, Illinois and more particularly described on Exhibit "A" attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being collectively referred to as the "**Property**").

P.I.N.: 19-03-400-049-0000

Property Address: 4400 West 45<sup>th</sup> Street, Chicago, Illinois 60632

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

**SUBJECT TO** as set forth on Exhibit "B" attached hereto.

IN WITNESS WHEREOF, the Grantor has executed and delivered this Warranty Deed on this 2 day of August, 2007.

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WEYERHAEUSER COMPANY, a Washington corporation

By: Richard E. Hanson

Name: RICHARD E HANSON

Its: V-P C.O.O.



ATTEST: Britt K Pittman

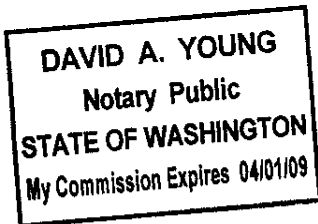
Name: Britt K Pittman

Its: Assistant Secretary

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF KING )

I, The Undersigned, a notary public in and for the County of King, State of Washington, DO HEREBY CERTIFY that RICHARD E HANSON, and BRITT K PITTMAN the Vice President and Assistant Secretary, respectively, of Weyerhaeuser Company, a Washington Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the foregoing instrument as their free and voluntary act, and the free and voluntary act of the corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2 day of August, 2007.



David A Young  
NOTARY PUBLIC

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## EXHIBIT "A"

### LEGAL DESCRIPTION

That part of Lot "B" in the Circuit Court Partition of the South half (1/2) and that part of the Northwest quarter (1/4), lying South of the Illinois and Michigan Canal Reserve Section 3, township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois, according to the Plat of said Circuit Court Partition recorded in the Office of the Recorder of Cook County, Illinois on April 29, 1897 as Document Number 2530529, in Book 67 of Plats, Page 44, bounded and described as follows:

Beginning at the intersection of the North line of West 45<sup>th</sup> Street and a line 24.93 feet East of and parallel to the North and South center line of said Section 3, said parallel line being the Westerly boundary line of the premises conveyed by The First National Bank of Chicago to the then Trustees of the Central Manufacturing District by Deed dated September 15, 1950 and recorded October 16, 1950 as document Number 14927392; thence West along said North line of West 45<sup>th</sup> Street a distance of 920.46 feet, more or less, to its intersection with the Westerly boundary line, at this point, of the parcel of land conveyed by the Chicago River and Indiana Railroad Company to The First National Bank of Chicago by Deed dated March 6, 1951 and recorded March 8, 1951, as Document Number 15026337; thence Northerly along last described line a distance of 572.27 feet to a point said point being 893.28 feet, more or less, West of said North and South center line of Section 3; thence Southeasterly along a straight line to its Point of Intersection with a line parallel to and 740.65 feet South of the East and West center line of said Section 3, said Point of Intersection being 886.66 feet West of said North and South center line of Section 3; thence Southeasterly along a curved line, convex to the Southwest and having a radius of 328.12 feet to a point which is 741.24 feet West of said North and South center line, and 881.77 feet South of the East and West center line of said Section 3; thence continuing Southeasterly along a curved line, convex to the Southwest and having a radius of 921.31 feet to a point which is 667.45 feet West of said North and South center line and 913.79 feet South of the East and West center line of said Section 3; thence continuing Southeasterly along a curved line convex to the Southwest and having a radius of 328.12 feet to a point in a line parallel to and 935.32 feet South of the said East and West center line of Section 3, said point being 550.69 feet West of said North and South center line of Section 3; thence East along last described parallel line a distance of 301.41 feet, more or less, to a point 249.23 feet West of the North and South center line of said Section 3; thence Southeasterly along a straight line to its point of intersection with a line parallel to and 970.57 feet South of said East and West of center line of Section 3; said Point of Intersection being 3.25 feet East of said North and South center line of Section 3; thence East along last described parallel line to its intersection with a line parallel to and 24.93 feet East of said North and South center line of Section 3; then South along last described parallel line to the Point of Beginning the last 3 last mentioned courses being the Southwesterly and Westerly boundary lines of the premises conveyed by The First National Bank of Chicago to the then Trustees of the Central Manufacturing District by aforementioned Deed dated September 15, 1950 (Document 14927392).

The foregoing description is based upon the following definitions:

The East and West center line of said Section 3 is defined as a straight line drawn from a point on the East line of said Section 3, measured 2597.19 feet South from the Northeast corner of said Section 3, and measured 2669.84 feet North from the Southeast corner of said Section 3 to a point on the West line of said Section 3, measured 2598.77 feet South from the Northwest corner of said Section 3, and measured 2661.19 feet North from the Southwest corner of said Section 3.

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The North and South center line of said Section 3 is defined as a straight line drawn from a point on the North line of said Section 3, measured 2648.14 feet West from the Northeast corner of said Section 3, and measured 2642.84 feet East from the Northwest corner of said Section 3, to a point on the South line of said Section 3, measured 2669.37 feet West from the Southeast corner of said Section 3, and measured 2668.04 feet East from the Southwest corner of said Section 3.

West 45<sup>th</sup> Street is defined as a strip of land lying in Lot "B" of the Subdivision recorded April 29, 1987, in Book 67 of Plats, Page 44, as Document 2530529, which is 66 feet in width, extending Westerly from the West line of South Kolin Avenue, extended Northerly to the Westerly boundary line (where the same extends from across the 66 foot strip) of a parcel of land conveyed by The Chicago River and Indiana Railroad Company to The First National Bank of Chicago by Deed dated March 6, 1951 and recorded March 8, 1951 as Document Number 15026337. The South line of said strip is a straight line parallel to and 1366.32 feet South of the East and West center line of Section 3. The North line of said strip is a straight line parallel to and 66 feet North of the South line of said strip.

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## EXHIBIT "B" PERMITTED EXCEPTIONS TO TITLE

1. The lien of general Real Estate Taxes not yet due and payable.
2. Easement over the east 15 feet of the premises created by deed recorded January 21, 1954 as document number 15817088.
3. Covenant contained in Deeds recorded October 16, 1950 as Document Number 14927392 and January 21, 1954 as Document Number 15817088 to the effect that the east 15 feet of the premises shall be kept free and clear of any building or structure above the ground.
4. Reservation and rights contained in Deed recorded January 21, 1954 as Document Number 15817088 respecting a 30 foot alley of which the east 15 feet of the premises forms a part.
5. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
6. Railroad, switch and/or tracks and the rights of all parties served thereby.
7. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
8. Survey by Certified Survey, Inc., dated June 7, 2007, job no. 070471(Z), discloses the following:
  - (a) Chain link fence encroaches inside and outside north boundary line.
  - (b) Chain link fence encroaches outside west boundary line.
  - (c) Fence post north and west of property line on the north.
  - (d) building built over north boundary line.
  - (e) Spur railroad track built inside and outside northwesterly boundary line.
  - (f) Retaining wall south of northwest boundary line.

