



08117139

SPECIAL WARRANTY DEED
Statutory (Illinois)
(Corporation to Corporation)

This Indenture, made this 4th day of December, 1998, between COMMONWEALTH EDISON COMPANY a corporation created and existing by virtue of the laws of the State of Illinois, party of the first part, and MARQUETTE NATIONAL BANK, as Trustee under Trust Agreement dated December 31, 1986 and known as Trust No. 11519, an Illinois Land Trust created and existing by virtue of the laws of the State of Illinois, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, 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 Exhibit A attached hereto and made a part hereof

P.I.N.: 14-17-315-010-0000
Address of Property: Clark and Irving Park Roads, Chicago, IL

Together with all and singular hereditaments and appurtenances belonging thereof, or in any way appertaining, and the reversion or reversions, remainder or 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 at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, forever.

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 and its successors 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 it WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, or to claim the said, by, through and under it, subject only to the "Permitted Title Exceptions" as set forth in Exhibit B attached hereto and made a part hereof.

BOX 333-CTI

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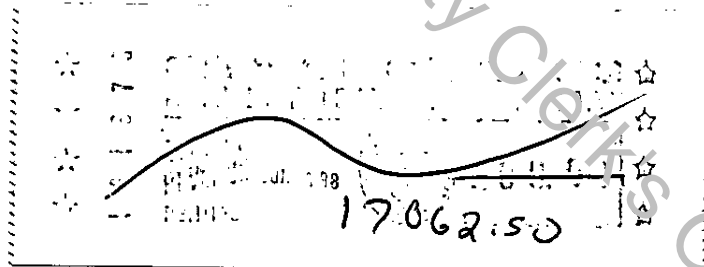
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, the day and year first above written.

COMMONWEALTH EDISON COMPANY,
an Illinois corporation

By: T. Oliver Butler
Name: T. Oliver Butler
Title: Vice President

Attested:

By: John P. Dietel
Title: ASSISTANT SECRETARY



Prepared by:
Mary Ann Murray
Burke Burns & Pinelli, Ltd
Three First National Plaza
Suite 3910
Chicago, Illinois 60602

After Recordation Return to:
John A. Morrissey
16707 S. 84th Avenue
Tinley Park, IL 60477

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EXHIBIT A

Legal Description

THAT PART OF THE NORTH 220 FEET OF THE SOUTH 353 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 140 FEET OF SAID EAST 1/2 AND LYING SOUTH WESTERLY OF THE SOUTH WESTERLY LINE OF CLARK STREET, AS OCCUPIED, ALL IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART FALLING IN A 16 FOOT STRIP OF LAND ALONG THE WESTERLY LINE OF THE LAND DEDICATED FOR PUBLIC ALLEY BY PLAT OF DEDICATION RECORDED NOVEMBER 22, 1971 AS DOCUMENT 21719002).

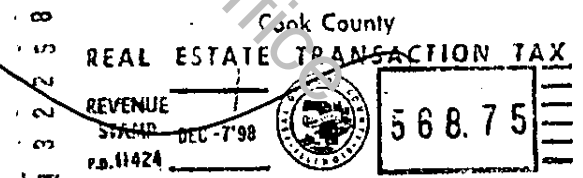
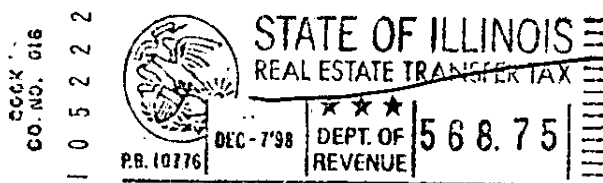
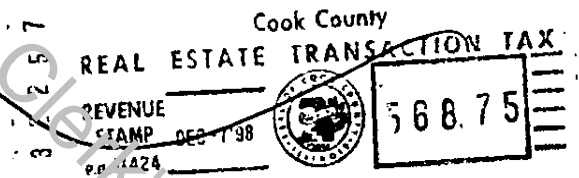
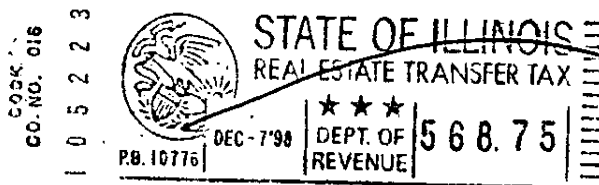
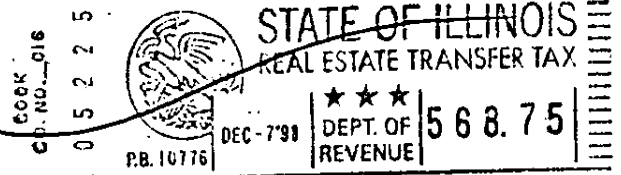
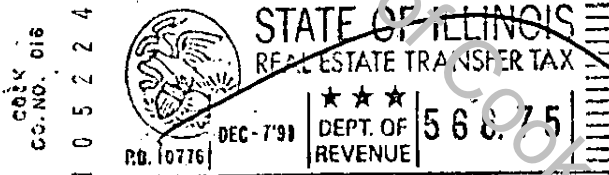


EXHIBIT B

Permitted Title Exceptions

1. Taxes for the year 1998 and subsequent years which are liens but are not yet due and payable.
2. That certain easement agreement entered into by and between the Marquette National Bank, as trustee under land trust number 11519, dated December 31, 1986, and the Commonwealth Edison Company, dated as of December 4, 1998.

Property of Cook County Clerk's Office

UNOFFICIAL COPY 08117139
PLAT ACT AFFIDAVIT

STATE OF ILLINOIS
COUNTY OF COOK } SS.

The Commonwealth Edison Company, being duly sworn on oath, states that
125 S. Clark Street resides at 125 S. Clark Street. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

W. R. Morris
MGR of REAL ESTATE OPERATIONS

SUBSCRIBED and SWORN to before me

this 4th day of December, 19 97.

[Signature]
Notary Public

