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WARRANTY DEED Statutory (ILLINOIS) (Corporation to Corporation)

THE GRANTOR, **CHICAGO SUN-TIMES, INC.**, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of TEN and NO/100 Dollars (10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **SMITHFIELD PROPERTIES IV, L.L.C.**, an Illinois limited liability company, organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address, 400 W. Huron, Chicago, Illinois 60610, the Real Estate described on Exhibit A, attached hereto and made a part hereof situated in the County of Cook in the State of Illinois.

Subject only to Exhibit B attached hereto and made a part hereof

Permanent Real Estate Index Numbers: 17-17-113-027-0000
 17-17-113-028-0000
 17-17-113-029-0000
 17-17-113-030-0000

Address of Real Estate: 222 South Racine
 Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, this 22 day of October, 1999.

09024086

8724/0035 04 001 Page 1 of 5
 1999-11-01 09:17:05
 Cook County Recorder 55.00



09024086

7778 301 D2 AEM

508

COOK CO. NO. 016 297114



STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 29 '99 DEPT. OF REVENUE 999.00
 P.B. 10686

COOK CO. NO. 016 297115



STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 29 '99 DEPT. OF REVENUE 304.00
 P.B. 10686

COOK CO. NO. 016 297111



STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 29 '99 DEPT. OF REVENUE 999.00
 P.B. 10686

BOX 333-CTI

CHICAGO SUN-TIMES, INC., a Delaware corporation

By: Mark S. Kipnis
 Name: Mark S. Kipnis
 Its: Vice President

COOK CO. NO. 016 297112



STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 29 '99 DEPT. OF REVENUE 999.00
 P.B. 10686

COOK CO. NO. 016 297113



STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 29 '99 DEPT. OF REVENUE 999.00
 P.B. 10686

144335

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP OCT 29 '99 P.B. 11424 999.00

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Angela J. Easterling, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Mark S. Kipnis, personally known to me to be the Vice President of Chicago Sun-Times, Inc., a Delaware corporation, 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 acknowledged that as such Vice President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 22nd day of October, 1999.

Angela J. Easterling
Notary Public

My Commission Expires: 7-17-02



This Instrument Prepared By:

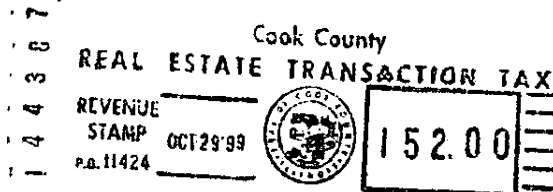
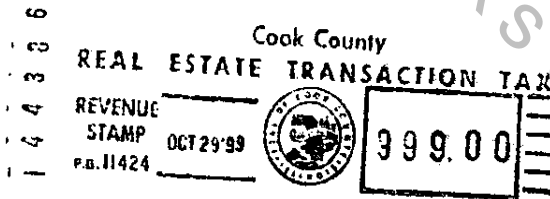
Send Subsequent Tax Bills To:

Bruce A. Neumann, Esq.
Holleb & Coff
55 East Monroe
Chicago, Illinois 60603

Smithfield Properties IV, L.L.C
400 W. Huron
Chicago, Illinois 60610

After Recording Mail To:

Larry Gritton
Katz, Randall & Weinberg
333 W. Wacker Dr.
Suite 1800
Chicago, Illinois 60606



RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 25, 26, 27, 28, AND 29 IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN JUNGE'S SUBDIVISION OF LOT 60 IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 54, 55, 56, 57, 58 AND 59 IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A STRIP OF LAND, FORMERLY A PRIVATE ALLEY WEST OF AND ADJOINING LOTS 1 AND 2, AND EAST OF AND ADJOINING LOTS 3, 4, 5, 6, 7 AND 8 ALL IN JUNGE'S SUBDIVISION OF LOT 60 IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

09024086

PERMITTED EXCEPTIONS

1. Real Estate taxes not yet due or payable
2. Acts by or on behalf of Purchaser
3. The following encroachments of the buildings located mainly on the land over and onto land adjoining, as disclosed by Survey No. 9010015-B made by Chicago Guarantee Survey Company, dated October 26, 1990 and Survey No. 9403009-C dated March 29, 1994:
 - (A) Along the East line of Parcel 3 onto South Racine Avenue of:
 - (1) Coping at roof up to 0.91 of a foot East of lot line;
 - (2) Brick of building at the Northeast corner of 0.03 of a foot East of lot line;
 - (B) Along the South line of Parcel 3 onto alley South and adjoining of:
 - (1) Metal vent at roof 4.0 feet South toward rear of the building on Parcel 3;
 - (C) Along the North line onto alley North and adjoining of:
 - (1) 1 story brick building on Parcel 2 up to 0.30 of a foot North;
 - (2) Buildings on Parcel 3 of Brick 0.4 to 0.24 of a foot North
(affects Parcels 2 and 3)
4. Terms and provisions of the ordinance approving the redevelopment plan for Neighborhood Development Program, Project Central-West, a copy of which was recorded July 15, 1969 as Document 20900204. (affects Parcels 1, 2, 3 and 4)
5. The following encroachments of fences over and onto land adjoining, as disclosed by survey by Chicago Guarantee Survey Company, Survey No. 9010015-B, dated October 26, 1990 and Survey No. 9403009-C dated March 29, 1994:
 - (A) Along the West line of Parcel 1 onto South Throop Street of fence along said line 0.58 of a foot to 1.93 foot West;
 - (B) Along the North line onto alley North and adjoining of:
 - (1) Fence near the East end of Parcel 1, 0.31 of a foot North;
 - (2) Fence adjacent to Parcels 2 and 4, 0.05 to 0.30 of a foot North
6. Encroachments of buildings located mainly on the land over and onto land adjoining, as disclosed by Survey No. 9010015-B, made by Chicago Guarantee Survey Company dated October 26, 1990 and Survey No. 9403009-C dated March 29, 1994 as follows:
 - (A) Of the stone coping at roof up to 0.85 of a foot South along the East 41.93 feet of Parcel 3;

(B) Of the coping at roof along the East 42.02 feet of Parcel 3 by 0.75 of a foot North
(affects Parcel 3)

7. 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: 90596875 – 94298698 date of recording: December 7, 1990 – April 4, 1994.

8. Encroachment of the traffic signal which is mounted to the building wall located mainly on the land onto the property North and adjoining by an undisclosed amount, as shown on plat of survey number 9810010 prepared by Chicago Guarantee Survey Company dated September 17, 1999.

Property of Cook County Clerk's Office