

346
60-86-280
LADR DATE

WARRANTY DEED

21 787 101

THIS INDENTURE WITNESSETH, that the Grantor, THE UNION STOCK YARD AND TRANSIT COMPANY OF CHICAGO, a corporation organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS unto the Grantee, JEROME M. DEVANE, a bachelor, of the City of Chicago, whose address is c/o Donald Egen, Two First National Plaza, 25th Floor, Chicago, Illinois 60670, the following described parcels of real estate situated in the City of Chicago, County of Cook and State of Illinois, particularly described as follows, to-wit:

PART I

LEGAL DESCRIPTION

PARCEL 2

That part of Lot Four (4) in Stock Yards Sub-division of the East half of Section Five (5), Township Thirty-eight (38) North, Range Fourteen (14) East of the Third Principal Meridian, in Chicago, Cook County, Illinois, bounded and described as follows:

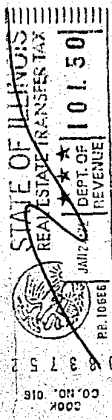
Beginning at the point of intersection of the North line of the South Seven Hundred Forty-one and Seventy-five Hundredths (741.75) feet of said Lot Four (4), with the East line of the West One Hundred Twenty-two and Twenty Hundredths (122.20) feet of said Lot Four (4), and running

Thence North along the East line of the West One Hundred Twenty-two and Twenty Hundredths (122.20) feet aforesaid a distance of Three Hundred Twelve and Twenty-five Hundredths (312.25) feet to an intersection with the North line of the South Ten Hundred Fifty-four (1054.00) feet of said Lot Four (4);

Thence East along said North line of the South Ten Hundred Fifty-four (1054.00) feet of Lot Four (4) a distance of One Hundred (100.00) feet to an intersection with the East line of the West Two Hundred Twenty-two and Twenty Hundredths (222.20) feet of said Lot Four (4);

Thence South along the East line of the West

10.00



101.50

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Two Hundred Twenty-two and Twenty Hundredths (222.20) feet aforesaid a distance of Four Hundred Thirty-nine and Twenty-five Hundredths (439.25) feet to an intersection with the North line of the South Six Hundred Fourteen and Seventy-five Hundredths (614.75) feet of said Lot Four (4);

Thence West along the North line of the South Six Hundred Fourteen and Seventy-five Hundredths (614.75) feet aforesaid a distance of Thirty-eight and Forty-five Hundredths (38.45) feet to an intersection with the East line of the West One Hundred Eighty-three and Seventy-five Hundredths (183.75) feet of said Lot Four (4);

Thence North along the East line of the West One Hundred Eighty-three and Seventy-five Hundredths (183.75) feet aforesaid a distance of One Hundred Twenty-seven (127.00) feet to an intersection with said North line of the South Seven Hundred Forty-one and Seventy-five Hundredths (741.75) feet of Lot Four (4); and

Thence West along the North line of the South Seven Hundred Forty-one and Seventy-five Hundredths (741.75) feet aforesaid a distance of Sixty-one and Fifty-five Hundredths (61.55) feet to the point of beginning,

Containing Thirty-six Thousand One Hundred Eight (36,108) square feet of land, more or less.

AND PARCEL 4

That part of Lot Three (3) in Stock Yards Subdivision of the East half of Section Five (5), Township Thirty-eight (38) North, Range Fourteen (14) East of the Third Principal Meridian in Chicago, Cook County, Illinois, bounded and described as follows:

Beginning at a point which is One Hundred Nineteen and Seventy-six Hundredths (119.76) feet East from the West line and Seven Hundred Forty-one and Seventy-five Hundredths (741.75) feet North from the South line of said Lot Three (3), said point of beginning being located on the East line of the Right of Way of the Chicago River and Indiana Railroad Company, and running

Thence East along a line which is Seven Hundred Forty-one and Seventy-five Hundredths (741.75) feet North from and parallel with the South line of said Lot Three (3), a distance of Eighteen and Twenty Hundredths (18.20) feet;

Thence North along a straight line a distance of Four Hundred Sixty-two and Twenty-five Hundredths (462.25) feet to a point on the North line of the South Thirty-five Hundred Forty (3540.00) feet of said East half of Section Five (5) which is One Hundred Thirty-six and Seventy-two

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Hundredths (136.72) feet East from the West line of said Lot Three (3);

Thence West along the North line of the South Thirty-five Hundred Forty (3540.00) feet aforesaid, (said North line also being Twelve Hundred Four (1204.00) feet North from and parallel with the South line of said Lot Three (3)), a distance of Eighteen and Twenty Hundredths (18.20) feet to a point on said East line of the Right of Way of the Chicago River and Indiana Railroad Company; and

Thence South along said East Right of Way line a distance of Four Hundred Sixty-two and Twenty-five Hundredths (462.25) feet to the point of beginning,

Containing Eight Thousand Four Hundred Thirteen (8,413) square feet of land, more or less.

AND PARCEL 5

That part of Lot Three (3) in Stock Yards Subdivision of the East half of Section Five (5), Township Thirty-eight (38) North, Range Fourteen (14) East of the Third Principal Meridian, in Chicago, Cook County, Illinois, bounded and described as follows:

Beginning at a point which is Five Hundred Thirty-six and seventy-five Hundredths (536.75) feet North from the South line and One Hundred Thirty-eight and Ninety-five Hundredths (138.95) feet East from the West line of said Lot Three (3), and running

Thence West along a line parallel with the South line of said Lot Three (3), a distance of Eighteen and Sixty-four Hundredths (18.64) feet to a point which is One Hundred Twenty and Thirty-one Hundredths (120.31) feet East from the West line of said Lot Three (3);

Thence South along a straight line a distance of Two and Twenty-seven Hundredths (2.27) feet to a point which is One Hundred Twenty and Thirty-two Hundredths (120.32) feet East from the West line of said Lot Three (3);

Thence Southeastwardly along the arc of a circle convex to the Southwest and having a radius of Two Hundred Forty and Seventy-nine Hundredths (240.79) feet, a distance of Fifty-five and Twenty-eight Hundredths (55.28) feet to a point which is Four Hundred Eighty-two and Fifty-nine Hundredths (582.59) feet North from the South line and One Hundred Thirty-eight and Ninety-five Hundredths (138.95) feet East from the West line of said Lot Three (3); and

Thence North along a line which is One Hundred Thirty-eight and Ninety-five Hundredths (138.95) feet East from and parallel with said West line of Lot Three (3)

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a distance of Fifty-four and Sixteen Hundredths (54.16) feet to the point of beginning,

Containing Five Hundred Eighty-four (584) square feet of land, more or less.

TO HAVE AND TO HOLD the same unto the Grantee, its grantees, successors and assigns, forever, but upon and subject to:

(1) General taxes for 1971 and subsequent calendar years; (2) Zoning and building laws or ordinances; (3) Building, building line and use or occupancy restrictions; (4) Sewer easements and sewer and underground utilities as located and conditions and covenants of record; (5) The easements, covenants, terms and provisions hereinafter set forth in Parts II, III and IV hereof.

PART II

This Deed of Conveyance is especially subject to the provisions and covenants contained in deed from The Union Stock Yard and Transit Company of Chicago, a corporation of Illinois, to Eleanor Nolan, dated November 20, 1961, and recorded as Document #18350127, conveying other premises, and to deed recorded August 11, 1964, as Document #19210823, and to Document No. 19130387, to the extent that such documents provide that the premises herein conveyed will not be used for the purpose of a discount department store business for a period of twenty (20) years from and after November 30, 1961.

PART III

Grantor further covenants and warrants unto the Grantee that Grantee shall have the right and privilege to use, in common with Grantor and others to whom Grantor may permit such

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use the private street commonly known and referred to as Exchange Avenue.

Grantor reserves to itself, its successors and assigns the right to dedicate said private street or any part thereof as and for a public street at any time.

PART IV

Grantee, for itself, its successors and assigns, covenants and agrees not to erect any building or structure on the premises herein conveyed without first obtaining the written approval of the Grantor, its successors or assigns. It is understood by and between the parties that further development of adjacent lands is anticipated and that this covenant is necessary in order to maintain land values in the area. Grantor will be guided by exterior treatment of exterior walls in granting its approval, which approval will not be unreasonably withheld.

Grantee, for itself, its successors and assigns, agrees to give to the Grantor or its nominee the right to bid on the construction of any improvements erected or to be erected on the premises hereby conveyed.

The covenants in this PART IV shall be effective for a period of Twenty (20) years from and after January 1, 1970, and shall be automatically renewed without further acts of Grantor or Grantee or their successors and assigns for successive Five (5) year terms thereafter until cancelled in writing by the Grantor or Grantee or their successors and assigns.

IN WITNESS WHEREOF, the Grantor has caused these presents

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to be signed and its seal to be hereunto affixed, this 30th
day of December, 1971.



THE UNION STOCK YARD AND TRANSIT
COMPANY OF CHICAGO
Grantor

By James F. Donovan ^{ck/bb}
Chairman

W. A. Cherny
Secretary

Jerome M. Devane
Grantee

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, ROBERT S. BREMER, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES F. DONOVAN, personally known to me to be the CHAIRMAN of THE UNION STOCK YARD AND TRANSIT COMPANY OF CHICAGO, and W. A. CHERNY, personally known to me to be the Secretary of said Corporation, and 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 severally acknowledged that as such CHAIRMAN and Secretary they signed and delivered said instrument as CHAIRMAN and Secretary of said Corporation, and caused the corporate seal of said Corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation, as their 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 seal this 30th day of December, 1971.

Robert S. Bremer
Notary Public

All parcels part of
Permanent Index No. 20-05-200-069
(City RR Warrant)
for 1970

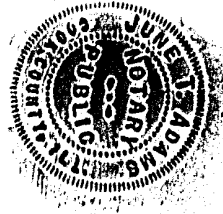
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STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, June T. Adams, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY That James M. Devane, 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 he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 31st day of December, A. D. 1971.



June T. Adams
Notary Public

COOK COUNTY, ILLINOIS
FILED FOR RECORD

William R. Olson
RECORDER OF DEEDS

JAN 25 '72 3 01 PM

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END OF RECORDED DOCUMENT