

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

23 764 535

65-04-486 C
EIPB
12/27/76

This Indenture, made this twenty-seventh day of December, A.D. 1976,

between THE UNIVERSITY OF CHICAGO, an Illinois corporation, party of the first part, and

ANNETTE S. ANAST, a spinster,

of the City of Chicago in the County of Cook and State of Illinois, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of

One Hundred Fifteen Thousand and No/100 - - - - - Dollars (\$ 115,000.00)

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of its Board of Trustees, has, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, Annette S. Anast, a spinster, and to her heirs, and assigns FOREVER, all the following described lot, piece or parcel, of land, situate in the County of Cook and State of Illinois known and described as follows, to-wit:

The North Two Hundred forty seven (247) feet of Sub-Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6) in Woodbridge's Subdivision of Lots One (1), Two (2), Three (3), Four (4), Five (5), Eight (8), Nine (9) and the North Half (N 1/2) of Lot Six (6) in Block Fifteen (15) in Lyman Larned and Woodbridge's Subdivision of the East Half (E 1/2) of the North West Quarter (NW 1/4) and the North West Quarter (NW 1/4) of the North East Quarter (NE 1/4) of Section Eleven (11), Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Exempt under provisions of Paragraph B, Section 4, of the Real Estate Transfer Tax Act. SEC. 200.1-2 (B-6) OR PARAGRAPH SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

12/27/76
D. 113

Raymond W. Busch
Buyer, Seller or Representative

12/27/76
DATE BUYER, SELLER, REPRESENTATIVE

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise 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 said 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 said party of the second part, her heirs and assigns forever.

And the said THE UNIVERSITY OF CHICAGO, party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, her heirs 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; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND FOREVER DEFEND.

The within conveyance is hereby made subject to the following:

(1) General taxes for the year 1977 and subsequent years; (2) Special taxes or assessments for improvements not yet completed; (3) Installments of special taxes or assessments not due at the date hereof; (4) Building lines and building and liquor restrictions of record; (5) Zoning and building laws or ordinances; (6) Party walls and party-wall rights or agreements and easements, if any; (7) Existing leases; (8) Restrictions and limitations by laws or ordinances governing or relating to use and occupancy of said premises; (9) Rights of all persons claiming by, through or under the Grantee.

- 10. Conditions and easements set forth in Deed dated March 9, 1947 recorded as document #14312430.
- 11. Easement created by document dated January 22, 1929 recorded as document #10273451.
- 12. Hyde Park Kenwood under renewal policy document #18240483.

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 for Business & Finance, and attested by its Secretary of its Board of Trustees, the day and year hereinbefore written.

This document was prepared by:

Raymond W. Busch
5801 S. Ellis Avenue
Chicago, Illinois 60637

THE UNIVERSITY OF CHICAGO

William B. Cannon
Vice President for Business & Finance
Treasurer
Business & Finance

Walter V. Leen
Secretary of its Board of Trustees

Midwest Bank + Trust - 1606 N. Dearborn

23 764 535

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10.00

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, **Raymond W. Busch**, a Notary Public, in and for said County,

in the State aforesaid, DO HEREBY CERTIFY that **William B. Cannon**
Vice President for Business & Finance
personally known to me to be ~~XXXXXXXXXX~~ of THE UNIVERSITY OF CHICAGO, an Illinois corporation, and

Walter J. Leen, personally known to me to be an ~~XXXXXXXXXX~~ Assistant Secretary, 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 so ~~XXXXXXXXXX~~ acknowledged that as such ~~XXXXXXXXXX~~ **Vice President for Business & Finance**
Vice President for Business & Finance
said instrument as ~~XXXXXXXXXX~~ **Vice President for Business & Finance** Secretary of the Board of Trustees of said corporation, and caused the corporate
seal of said corporation to be affixed thereto pursuant to authority given by the Board of Trustees 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 notarial seal this 27th day of December
Raymond W. Busch
Raymond W. Busch



My commission expires Aug 19, 1979.

10⁰⁰

Name: CHICAGO TITLE & TRUST CO.
111 W. WASHINGTON ST.
CHICAGO 2, ILL.
Address: _____
City: ESCROW # 6210
ATTN: Bald 533
Form 104 R 5/72

23761535

RETURNS TO BOX NO. _____
SPECIAL WARRANTY DEED
THE UNIVERSITY OF CHICAGO
an Illinois Corporation
TO _____
PROPERTY: _____

END OF RECORDED DOCUMENT