

23 339 047

SPECIAL WARRANTY DEED

INDENTURE made this 29TH day of December, 1975, by and between KAISER AETNA, a California general partnership, consisting of AETNA LIFE INSURANCE COMPANY, a Connecticut corporation; TEMECULA PROPERTIES, INC., a California corporation; WESTWARD PROPERTIES, INC., a California corporation; KAISER RANCHO CALIFORNIA, INC., a California corporation; and KAISER HAWAII-KAI DEVELOPMENT CO., a Nevada corporation, (hereinafter called "Grantor"), and Kelvyn H. Lawrence, a bachelor, 175 East Delaware Place, Chicago, Illinois, (hereinafter called "Grantee")

W I T N E S S E T H:

The Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, has and by these presents does remise, release, alien and convey unto the Grantee and the successors and assigns of Grantee forever, that certain real property situated in the County of Cook and State of Illinois and legally described as follows:

Lots 16 to 26 in Block 3 in Central Avenue Addition to Clearing, being a Subdivision of that part of the West 1/2 of the North West 1/4 of the North West 1/4 lying South and East of Clearing as per Plat recorded July 1, 1909 as Document 4399821 (except West 65th Street heretofore dedicated) in Section 21, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

DEC 30 1975
STATE OF ILLINOIS
CLERK OF COOK COUNTY

DEPT. OF CHICAGO
ESTATE TRANSACTION TAX
\$ 6.80
RECEIVED
DEC 30 1975

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subject, however, to the exceptions set forth in Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto 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 Grantor, 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 Grantee, his heirs and assigns forever.

Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized agent the day and year first above written.

KAISER AETNA
A California General Partnership

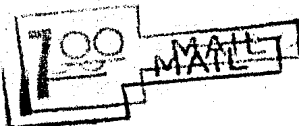


By Robert A. Deacon
ROBERT A. DEACON
Its Duly Authorized Agent

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Property of Cook County Clerk's Office

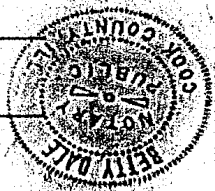
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

On December 30, 1975, before me, the undersigned, a Notary Public, in and for said State, personally appeared ROBERT A. DEACON known to me to be the duly authorized agent of all of the partners of the partnership that executed the within instrument, and acknowledged to me that he executed the same for and on behalf of said partnership and that such partnership executed the same.

WITNESS my hand and official seal.

Betty Dale

Notary Public



My commission expires: _____ My Commission Expires Dec. 11, 1977

THIS INSTRUMENT PREPARED BY:
Robert E. Riley
Wilson & McIlvaine
135 S. LaSalle Street
Chicago, Illinois 60603

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EXHIBIT A

Taxes for 1975.

2. Prohibition against the manufacture, sale and disposal of intoxicating liquors as contained in the Plat of Central Avenue addition to Clearing aforesaid, recorded July 25, 1923 as Document 8036821
3. Covenants and restrictions contained in deeds from Chicago Title and Trust Company, Trustee known as Trust Number 3415 prohibiting the manufacture, sale or disposition of intoxicating liquors as follows:
 - 1) Deed recorded December 22, 1926 as Document 9503255 conveying Lots 16 and 17;
 - 2) Deed recorded October 30, 1938 as Document 10192416-7 conveying Lots 18 and 19;
 - 3) Deed recorded June 6, 1927 as Document 9675727-8 conveying Lots 20 and 21;
 - 4) Deed recorded December 21, 1926 as Document 9502033 conveying Lots 22 and 23.
4. Lease in favor of Dr. Philip Folk, Assignee, said Lease having been made by Clearing Industrial District, Inc., a corporation of Delaware, to Dr. Roger W. Poborsky, dated March 28, 1968 demising that part of the South West corner of the 1st floor of the Building at the North East corner of the land as shown on attached marked of print thereto for a term beginning April 1, 1968 and ending March 31, 1976 and all rights thereunder of and all acts done or suffered thereunder by said Lessee or by any party claiming by, through or under said Lessee.
5. Lease for a term commencing May 1, 1971 and ending April 30, 1981 between Clearing Industrial District as Lessor and Crescent Engineering Company as Lessee.
6. Lease between KAISER AETNA, a California general partnership as Lessor, and Merchandisers Associations, Inc., as Lessee, demising office space in the Building on the land for a term beginning January 1, 1976 and expiring December 31, 1980, and all rights thereunder, including Tenant's two five-year renewal options, and all rights done or suffered thereunder by said Lessee or by any party claiming by, through or under said Lessee.
7. Private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed.

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END OF RECORDED DOCUMENT