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Box 533

EXEMPT UNDER PROVISIONS OF PARAGRAPH
 SEC. 200.1-2 (B-6) OR PARAGRAPH
 SEC. 200.1-4 (B) OF THE
 CHICAGO TRANSACTION TAX ORDINANCE.

24837029

2/6/79 Virginia M. Harding
 DATE BUYER, SELLER, REPRESENTATIVE

SPECIAL WARRANTY DEED

RICHARD A. STEIN of 208 South LaSalle Street, Chicago, Illinois, Grantor, in consideration of TEN DOLLARS (\$10.00) and other consideration, grants and conveys to JUPITER DEVELOPERS, INC., a Delaware corporation, 400 East Randolph, Chicago, Illinois, Grantees, in fee simple the real estate located in the City of Chicago, Cook County, Illinois, described as follows:

That part of Lot 1 and accretions thereto of Lake Front Addition, being a Subdivision of Sub Lot 1 (except the South 33 feet thereof) of the Assessor's Subdivision of Lots 1 and 2 of the City of Chicago's Subdivision of the East fractional half of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, lying West of the Westerly line of Lincoln Park, as shown on the plat of survey by Frederick Greeley, showing the Westerly Boundary line of Lincoln Park as established in the Circuit Court as Case No. 256886, recorded March 1, 1912 as document 4920777, bounded and described as follows: Commencing at a point on the North line of Barry Avenue which is 260.0 feet East of the East line of Sheridan Road, which last mentioned line is 40 feet East of the West line of said East fractional half of said Section 28; thence North 100.0 feet on a line at an angle of 89 degrees, 03 minutes West to North from said North line of Barry Avenue; thence in a Northwesterly line to a point on a line parallel to and 158.0 feet North of said North line of Barry Avenue, said point being 238.30 feet East of said East line of Sheridan Road; thence East along the said line parallel to and 158.0 feet North of said North line of Barry Avenue, a distance of 153.96 feet, to the Westerly boundary line of Lincoln Park as established as aforesaid; thence Southerly along the said Westerly line of Lincoln Park 45.80 feet to an angle point in said Boundary line, said point being 115.75 feet North of the North line of Barry Avenue and 410 feet East of the East line of Sheridan Road; thence continuing Southerly along said boundary line, 122.70 feet to the North line of Barry Avenue; thence West along the North line of Barry Avenue 190.0 feet to the place of beginning, in Cook County, Illinois.

SUBJECT TO:

- (a) Real Estate Taxes for 1978 and Real Estate Taxes for the year 1979 and thereafter;
- (b) Agreement between the Commissioners of Lincoln Park and Alexander H. Revell and others, dated July 1, 1904 and recorded March 20, 1923 as Document 7846410 and counterparts of said agreement between said Commissioners of Lincoln Park and Alexander H. Revell and others, all dated July 1, 1904 and recorded February 23, 1929 as documents 10291609 to 10291615 inclusive, and counterpart dated July 1, 1904 and recorded June 22, 1912 as document 4992574;
- (c) Agreement between the Commissioners of Lincoln Park and Alexander H. Revell and others, dated January 26, 1927 and recorded February 9, 1927 as document 9546754, modifying the provisions of the agreement recorded as document 7846410 and its counterparts.

EXEMPT under the provisions of Paragraph e, Section 4 of the Real Estate Transfer Tax Act.

Date 2/5/79

Representative Virginia M. Harding

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- (d) Provisions of the decree entered April 14, 1933 in the Superior Court of Cook County, Illinois, Case No. 464906, on bill filed October 7, 1927 by Edward J. Lehman and others, as Trustees, etc. against the Commissioners of Lincoln Park and others;
- (e) Existing Leases and tenancies.
- (f) Mortgage made by Richard A. Stein to Continental Illinois National Bank and Trust Company of Chicago securing a Note in the amount of \$725,000.

The Grantor warrants to the Grantee and its successors in title that he has not created or permitted to be created any lien, charge or encumbrance against said real estate which is not shown among the title exceptions listed above; and Grantor covenants that he will defend said premises to the extent of the warranties made herein against the lawful claims of all persons,

(The real estate is not subject to the homestead exemption laws of Illinois.)

THIS INSTRUMENT PREPARED
By VIRGINIA M. HARDING
GOULD & RATNER
300 W. WASHINGTON STREET
CHICAGO, ILLINOIS 60606

IN WITNESS WHEREOF, Grantor has executed this Special
Warranty Deed as of January 30, 1979.

~~Richard A. Stein~~

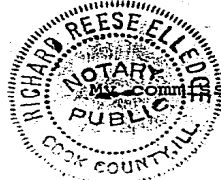
STATE OF ILLINOIS)) SS
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that RICHARD A. STEIN, personally known to me to be the person whose name was subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5th day of February, 1979.

Notary Public

tion expires July 2, 1974



UNOFFICIAL COPY

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FEB-8-79 217521 24837025 11.00

Property of Cook County Clerk's Office

24837025

PH

mail to:
Friedman + Koven
208 W. La Salle St.
Chgo. Ill 60604
Paul Nomer

END OF RECORDED DOCUMENT