

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

25441346

**This Indenture**, made this 15th day of April, A.D. 1980,

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

Clark Oil and Refining Corporation, a Wisconsin corporation

party of the second part

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

00/100 - - - - - Dollars (\$ 40,000.00 )

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, and to its successors, 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:

Lots 13 to 15 in Block 1 in Floyd Jones Subdivision of that part of the West 1/2 of the North East 1/4 of the North West 1/4 of Section 13, Township 39 North, Range 13 East of the Third Principal Meridian, lying South of Barry Point Road (except the East 7 acres thereof), in Cook County, Illinois.

COOK COUNTY, ILLINOIS  
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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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 it 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, its successors, 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, its successors, 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 1963 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) Lease dated November 8, 1963 between The University of Chicago and Clark Oil and Refining Corporation.

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 Mary Petrie, Treasurer, and attested by an Assistant Secretary of its Board of Trustees, the day and year hereinbefore written.

THIS INSTRUMENT WAS PREPARED BY:  
CARL F. CHAPMAN  
ONE FIRST NATIONAL PLAZA  
ROOM 2715  
CHICAGO, ILLINOIS 60603

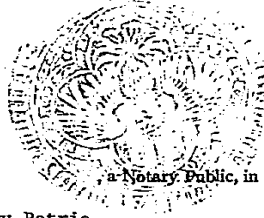
THE UNIVERSITY OF CHICAGO

By: Mary Petrie, Treasurer

Attest: Carl F. Chapman, Secretary of its Board of Trustees

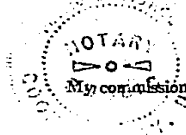
UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.



I, **Mavis O. Morel**, a Notary Public, in and for said County,  
in the State aforesaid, DO HEREBY CERTIFY that **Mary Petrie**,  
personally known to me to be **Treasurer** of THE UNIVERSITY OF CHICAGO, an  
Illinois corporation, and **Carl F. Chapman**, personally known to me to be an 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 severally acknowledged that as such **Treasurer** and Assistant Secretary  
they signed and delivered the said instrument as **Treasurer** and Assistant 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 **15th** day of **April**, A.D. 1980.



My commission expires **June 7**, 19**81**.

*Mavis O. Morel*  
Notary Public

25441346

BOX 533  
RETURN TO BOX No.

SPECIAL WARRANTY

DEED

THE UNIVERSITY OF CHICAGO  
an Illinois Corporation

TO

PROPERTY:

END OF RECORDED DOCUMENT