

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

FORM NO. 803
April, 1980

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1983 JUL 15 PM 2: 52

Sidney K. Olson
RECORDER OF DEEDS

26690504

THIS INDENTURE, made this 15 day of June,
1983, between THE PROVIDENCE INSURANCE COMPANY

a corporation created and existing under, and by virtue of the laws of
the State of Delaware and duly authorized to transact
business in the State of Illinois, party of the first part,
and Norman K. Solomon, Jr., a bachelor

(NAME AND ADDRESS OF GRANTEE)

party of the second part, WITNESSETH, that the party of the first
part, for and in consideration of the sum of Ten

Dollars and and other good and valuable consideration Above Space For Recorder's Use Only

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority
of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN
AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following
described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

The Real Estate described on Exhibit "A" attached hereto
and by this reference made a part hereof.

68-91-871 N

26 690 504

11 00

COOK
C.O. NO. 015
2 0 5 5 7

CANCELLED
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 15 1983
DEPT. OF REVENUE
65.25
C.T.I.

CANCELLED
REAL ESTATE TRANSFER TAX
JUL 15 1983
DEPT. OF REVENUE
65.25
C.T.I.

6525

6525

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 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 party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of
the second part, his 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 incumbered 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, 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 President, and attested by its Secretary, the day
and year first above written.



By *Peter...* President
Attest: *Eugene...* Secretary

This instrument was prepared by Gerard Hassan, Rudnick & Wolfe, 30 North LaSalle St., Suite 2900, Chicago, IL 60602, (312) 368-4064

26 690 504

STATE OF New York }
COUNTY OF New York } ss.

I, Kathleen McMorrow a notary public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Hornick
personally known to me to be the Vice President of the corporation, and Eugene M. Ariga
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 Vice President and _____
Secretary, they signed and delivered the said instrument 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 official seal this 10th day of June, 1983.



Kathleen McMorrow
Notary Public
KATHLEEN MCMORROW
NOTARY PUBLIC, State of New York
Commission expires _____
Qualified in Queens County
Commission Expires March 30, 1985

26 690 50A

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

BOX 533

MAIL TO:

First National Bank of Slovakia
1st Nat Bank
500 Franklin Ave
Slovakia, NY 12207

GEORGE E. COLE
LEGAL FORMS

EXHIBIT "A"

LOT 1 IN COMMERCIAL SUBDIVISION UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 1983 AS DOCUMENT NUMBER 26661238, IN COOK COUNTY, ILLINOIS (the "Property").

Subject to: (a) General taxes not yet due and payable; (b) building and zoning laws and ordinances; (c) acts of the Grantee and parties claiming by and through Grantee; (d) Statement of Intent and Agreement for Washington Park Planned Unit Development, as amended, a memorandum of which was recorded on February 7, 1980 as Document No. 25353091; (e) those matters set forth on the plat of subdivision of Commercial Subdivision Unit 1 recorded on JUNE 27, 1983 as Document No. 26661238 (the "Subdivision Plat").

This conveyance is made and accepted upon each of the following covenants and restrictions:

- (a) Grantor hereby reserves for itself and its successors and assigns perpetual non-exclusive easements for the construction, reconstruction, maintenance and repair of public utilities over, under, or across the areas marked "public utility, drainage and C.A.T.V. easement" as set forth on the Subdivision Plat whether or not such utilities serve the Property, including but not limited to sanitary sewer, water, storm sewer, gas, electric, telephone and other public utility service lines. Nothing herein shall be construed to obligate Seller to construct, reconstruct, maintain or repair any such utilities.
- (b) Grantor hereby reserves for itself (or its designated agent) the right to approve architectural renderings and exterior designs of the buildings to be constructed on the Property. The architectural renderings and exterior designs and any changes and amendments thereto shall be collectively referred to as "Building Designs" and any rights and duties hereunder with respect to such Building Designs shall also apply to any changes or amendments thereto. Grantee agrees that no construction shall commence unless and until Grantee obtains Grantor's written approval of the Building Designs (such approval not to be unreasonably withheld) or until such time as the Building Designs are deemed approved pursuant to this provision. Grantor shall have thirty (30) days from the date of its receipt of the Building Designs to approve or disapprove the Building Designs. In the event Grantor shall disapprove, Grantor shall so notify Grantee in writing within the aforesaid time period. In such event, Grantor and Grantee agree to cooperate in their efforts to develop mutually acceptable Building Designs. In the event Grantor does not notify Grantee in writing within thirty (30) days of its approval or disapproval, the Building Designs shall be deemed approved. The covenants contained in this Paragraph (b) shall be covenants running with the land; provided, however, that the aforesaid covenants shall terminate on December 31, 1987.
- (c) Grantee shall be deemed to mean Grantee and its successors and assigns and the covenants herein contained shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns.

26 690 504