

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

FORM 123  
April, 1983

8 5 2 4 8 7 1

## 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.

-85-248971

THIS INDENTURE, made this 4th day of September,  
1985, between VPPI 535 N. Michigan, Inc.

\_\_\_\_\_ a corporation created and existing under and by virtue of the laws of  
the State of Illinois and duly authorized to transact  
business in the State of Illinois, party of the first part,  
and James F. Schell and Rose G. Schell, in joint  
tenancy

(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 and no/100  
Dollars 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 \_\_\_\_\_ 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:

### SUBJECT TO:

General real estate taxes not due and payable; Easement in favor of  
The Commonwealth Edison Company recorded March 5, 1962 as Document No.  
18415680; Declaration of Easements, Covenants and Restrictions recorded  
December 28, 1979 as Document No. 25298696 and filed as Document LR 3138565  
and amended by document recorded September 6, 1983 as Document No. 26763451  
and filed as Document LR 3328070; Declaration of Zoning Restrictions recorded  
December 20, 1979 as Document No. 25290225; Declaration of Condominium  
Ownership recorded December 20, 1979 as Document No. 25290228 and filed  
as Document LR 3137574; Limitations and conditions imposed by the Condominium  
Property Act of Illinois; Leases and licenses affecting the Common Elements;  
Applicable zoning and building laws and ordinances; Acts done or suffered  
by Purchaser or anyone claiming by, through or under Purchaser; Existing  
lease, if any, affecting the Purchased Unit; Registration of the Purchased  
Unit under the Torrens Act; existing encroachments; proceedings pending  
in Case No. 82 L 8682 (Fritzshall, Fritzshall and Bersinger vs 535 North  
Michigan Avenue Condominium Association and Mary Feldmann).

PTN 17-10-122-022-1247  
1 OF 2  
3470926  
Il. In. for Stamp Affixed to Doc. #

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 THEIR 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, THEIR 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 Vice President, and attested by its ASST. Secretary, the day  
and year first above written

VPPI 535 N. Michigan, Inc., an Illinois  
corporation  
By James F. Schell  
VICE PRESIDENT  
Attest: Rose G. Schell  
ASST. SECRETARY

This instrument was prepared by Herbert A. Kessel - Rudnick & Wolfe, 30 North LaSalle Street,  
Chicago, Illinois 60602 (NAME AND ADDRESS)

-85-248971

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STATE OF \_\_\_\_\_

ss-

COUNTY OF \_\_\_\_\_

I, the undersigned \_\_\_\_\_ a notary public  
 in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jerry A. Scharlin  
 personally known to me to be the Vice President of the corporation, and Lillian W. Thompson  
 personally known to me to be the Asst. 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 Asst.  
 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public

Commission expires \_\_\_\_\_

Box \_\_\_\_\_  
**SPECIAL WARRANTY DEED**  
 Corporation to Individual

\_\_\_\_\_  
TO

\_\_\_\_\_  
ADDRESS OF PROPERTY:

\_\_\_\_\_  
6 N. Michigan Avenue

\_\_\_\_\_  
Chicago, Illinois 60611

\_\_\_\_\_  
-TO:

\_\_\_\_\_  
 GEORGE E. COLE  
 LEGAL FORMS

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

8 5 2 4 8 7 / 1

STATE OF California  
COUNTY OF Los Angeles

ss.

I, \_\_\_\_\_ the undersigned \_\_\_\_\_ a notary public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that C. Graham Tabbe, Jr.  
Executive  
personally known to me to be the Vice President of the corporation, and Jerry A. Scharlin  
personally known to me to be the Asst. 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  
Executive  
day in person and severally acknowledged that as such Vice President and Asst.  
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 5th day of September, 1985.



Joyce L Jenkins  
Notary Public  
Commission expires March 27, 1987

85048971

DELIVER TO  
332  
GABITZ  
RECOR TITLE INSURANCE  
CORPORATION  
35 WEST WASHINGTON STREET  
STOTTLET  
ILLINOIS 60607  
1986  
RECORDED  
INDEXED  
OCT 23 11 51 AM '85  
85-248971

1369440  
13  
OCT 22 3 21 PM '85  
3470926  
3470926  
RECORDED & INDEXED

# UNOFFICIAL COPY

8 5 2 4 6 7 7

## PARCEL A:

Unit 1814 in the 535 North Michigan Avenue Condominium, as delineated on the survey of a portion of the following property (collectively referred to as Parcel):

## PARCEL 1:

17-10-122-002-1247 ML

Lot 7 in Assessor's Division of the South 1/2 and the East 100 feet of the North 1/2 of Block 21 in Kinzie's Addition to Fractional Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

## PARCEL 2:

Lots 8 and 9 in Assessor's Division of the South 1/2 and the East 100 feet of the North 1/2 of Block 21 in Kinzie's Addition to Fractional Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

## PARCEL 3:

Lot 7 in W.L. Newberry's Subdivision of the North 118 feet of the West 200 feet of Block 21 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

## PARCEL 4:

The triangular shaped part of the East and West public alley lying West of and adjoining the East line of Lot 7, extended South, to its intersection with the South line of Lot 7, extended East, in said Newberry's Subdivision, being that portion of said alley vacated by ordinance passed October 11, 1961 and recorded November 1, 1961 as Document 18,318,484 all in Cook County, Illinois.

which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document 25,290,228 and filed as Document LR-3,137,574, together with its undivided percentage interest in the common elements as defined and set forth in the Declaration of Condominium.

## PARCEL B:

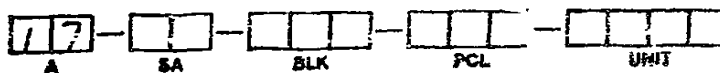
Easement for the benefit of Parcel A for ingress and egress and support as created by the Declaration of Easements, Covenants and Restrictions dated December 15, 1979 and recorded December 28, 1979 as Document 25,298,696 and filed as Document LR-3,138,565.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration.

This Special Warranty Deed is subject to all rights, easements, restrictions, conditions, covenants and restrictions contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The Tenant, if any, of the unit conveyed hereby, has either waived or has failed to exercise his right of first refusal to purchase said unit or had no such right of first refusal pursuant to the provisions of the Illinois Condominium Property Act and Chapter 100-2 of the Municipal Code of Chicago.

PROPERTY INDEX NUMBERS



85-248971

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8 5 2 4 8

## PARCEL A:

Unit 1814 in the 535 North Michigan Avenue Condominium, as delineated on the survey of a portion of the following property (collectively referred to as Parcel):

### PARCEL 1:

*17-10-122-002-1247 ML*

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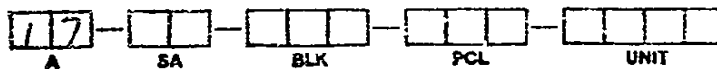
Easement for the benefit of Parcel A for ingress and egress and support as created by the Declaration of Easements, Covenants and Restrictions dated December 15, 1979 and recorded December 28, 1979 as Document 25,298,696 and filed as Document LR-3,138,565.

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1 7 6 8 4 2 5 8

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