SPECIAL WARRANTY DEED

85265283

THIS INDENTURE, made this 1st day of November, 1985, between NEW HINES PARTNERS, LTD., an Illinois limited partnership, 200 South Michigan Avenue, Suite 1200, Chicago, Illinois 60604, party of the first part, and NEW EDWARD HINES LUMBER CO., 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, 200 South Michigan Avenue, Suite 1200, Chicago, Illinois 60604, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to its successors and assigns, FOREVER, all the following described land, situate in the State of Illinois known and described as follows, to wit:

Real coperty and premises located in Cook County, Illinois described on Schedule "A" attached hereto and made a part hereof, subject only to the title matrors set forth on Schedule "B" attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunt; 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 of demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the sabove 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, and its successors and assigns forever.

And the said 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, and its successors and assigns, that it has not done or suffered to be done anything whereby the said premises hereby granted are, or may re, 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 name to be signed to these presents by one of its general partners the day and year first above written.

NEW HINES PARTNERS, LTD., An Illinois limited partnership

Edward Hines, General Partner

This instrument was prepared by and return after recording to:

Bruce C. Strohm, Esq. WILLMAN, HARROLD, ALLEN & DIXON One IBM Plaza - Suite 3000 Chicago, IL 60611

Address of Premises: 1613 Church Street

Evanston, Illinois 60201

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Property of County Clerk's Office

## UNOFFICIAL CORY . .

STATE OF ILLINOIS )

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 Edward Hines, personally known to me to be the same person whose name is 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 set forth.

Given under my hand and official seal, this 1st day of November, 1985.

NOTARY PUBLIC

Clort's Original

My Commission expires

H5265283

Property of Cook County Clark's Office

# UNOFFICIALSQPY

#### EVANSTON

That part of the South East & of the South West & of the North East 1 of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at a point in the South line of the North 283 feet of said South East 1/2 of the South West 1/2 of the North East 1/2 of said Section 13, 273.94 feet West of the East boundary line of said South East > of the South West & of the North East & of said Section 13, measured on the South line of said North 283 feet of said South East 为 of the South West 为 of the North East 为; thence in a Southerly direction in a straight line to a point in the South line of said South East & of the South West & of the North East & of said Section 13, 273.94 feet West of the South East corner of said South East & of the South West & of the North East & of said Section 13, thence West on the South line of said South East & of the South west & of the North East & of said Section 13, to the East line of the right of way of the Chicago and Northwestern Railway, thence in a North Easterly direction on the South Easterly line of the right of way of the Chicago and North Western Railway to a point in the South line of the North 283 feet of the South East & of the South West & of the North East & of Eaid Section 13, which is 406.39 feet West of the East line of the said South East & of the South West & of the North East & of said Section 13 measured on the said South line of the North 283 feet of said South East & of the South West & of the North East & of said Section 13, and thence East on the South line of the North 283 feet of said South East is of the South West is of the North East is of said Section 13, to the point of beginning a distance of 132.45 feet more or less, in Cook County, Illinois.

Property Address: 1613 Church Street
Evanston Illinois 602

Evanston, Illipois 60201

P.I.N.: 10-13-222-003

(599/5)



Property of Cook County Clark's Office

# UNOFFICIAL ÇOPY, ,

#### Schedule B

#### EVANSTON

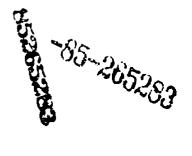
- Agreements, covenants, conditions, restrictions, and reser-1. vacions of record.
- Private, public, and quasi-public utility easements. 2.
- Rights of way for roads and highways. 3.
- Rights of way for drainage ditches, drain tiles, feeders, 4. laterals, and underground pipes.
- Railroad rights of way, switches, and spur tracks. 5.
- 6. Party wall rights and agreements.
- Existing leases and tenancies. 7.
- Special taxes or assessments for improvements not yet com-8. pleted.
- 9. Installments of any special tax or assessment for improvements heretofore completed but not due at the date hereof.
- General taxes for the year 1964/85 and subsequent years. 10.
- Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises. 1014's

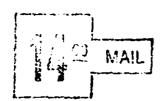
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(289/RR)





Property or Cook County Clerk's Office

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### UNOFFICIAL CORY . . .

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AFFIDAVIT - PLAT ACT

STATE	OF	ILLINOIS COOK		SS	
COMMI	^=		ί.	-	•

Bruce C. Strohm	, being duly
sworn on oath, states that he resides at 1150 North Lake	
Chicago, Illinois 60611 . That the attac	hed deed is
not in violation of Section 1 of Chapter 109 of the Illino	is Ravised
Statutes for one of the following reasons:	

- 1.) The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
- The division or (w)division of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
- 3. The division is of lots or blocks of less than I acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of partiels of land is between owners of adjoining and contiguous land.
- 5. The conveyance is of parcels of land or interests therein for use as rightof-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or passments of access.
- 7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- B. The conveyance is made to correct descriptions in prior conveyances.
- 9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streats or easements of access.
- 10. The sale is of a single lot of less than 3 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract of Sctober 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

31st

CIRCLE NUMBER ABOVE WEICH IS APPLICABLE TO ATTACHED DEED.

ARYIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

SUBSCRIBED and SWORN to become this A.D. 1985.

BRUCE C. STROHM

\_\_\_\_October

iture French

Notery Public

Evanston

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