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SPECIAL WARRANTY DEED

85265283

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

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 said 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 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 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 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

By: [Signature]
Edward Hines, General Partner

This instrument was prepared by and return after recording to: Bruce C. Strohm, Esq.
WILKMAN, HARROLD, ALLEN & DIXON
One IBM Plaza - Suite 3000
Chicago, IL 60611

Address of Premises: 1613 Church Street
Evanston, Illinois 60201

EXEMPT UNDER PROVISIONS OF
PARAGRAPH 5, SECTION 4, REAL
ESTATE TRANSFER TAX ACT.
11/18/85
[Signature]
DATE
SIGNATURE

85265283



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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 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.

Christine Lenik
NOTARY PUBLIC

My Commission expires July 17, 1989.

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Schedule A

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EVANSTON

That part of the South East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of the North East $\frac{1}{4}$ 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 $\frac{1}{4}$ of the South West $\frac{1}{4}$ of the North East $\frac{1}{4}$ of said Section 13, 273.94 feet West of the East boundary line of said South East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of the North East $\frac{1}{4}$ of said Section 13, measured on the South line of said North 283 feet of said South East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of the North East $\frac{1}{4}$; thence in a Southerly direction in a straight line to a point in the South line of said South East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of the North East $\frac{1}{4}$ of said Section 13, 273.94 feet West of the South East corner of said South East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of the North East $\frac{1}{4}$ of said Section 13, thence West on the South line of said South East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of the North East $\frac{1}{4}$ 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 $\frac{1}{4}$ of the South West $\frac{1}{4}$ of the North East $\frac{1}{4}$ of said Section 13, which is 406.39 feet West of the East line of the said South East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of the North East $\frac{1}{4}$ of said Section 13 measured on the said South line of the North 283 feet of said South East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of the North East $\frac{1}{4}$ of said Section 13, and thence East on the South line of the North 283 feet of said South East $\frac{1}{4}$ of the South West $\frac{1}{4}$ of the North East $\frac{1}{4}$ 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 60201

P.I.N.: 10-13-222-003 #1

(599/B)

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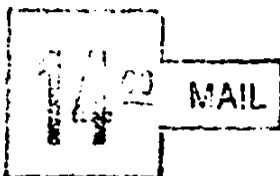
Schedule B

EVANSTON

1. Agreements, covenants, conditions, restrictions, and reservations of record.
2. Private, public, and quasi-public utility easements.
3. Rights of way for roads and highways.
4. Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes.
5. Railroad rights of way, switches, and spur tracks.
6. Party wall rights and agreements.
7. Existing leases and tenancies.
8. Special taxes or assessments for improvements not yet completed.
9. Installments of any special tax or assessment for improvements heretofore completed but not due at the date hereof.
10. General taxes for the year 1984/85 and subsequent years.
11. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.

(289/RR)

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