

87010794

SPECIAL WARRANTY DEED

THIS DEED, made and entered into this 30th day of December, 1986, by and between FIRST CITY ROCHESTER ASSOCIATES, a Pennsylvania general partnership, with an address at Suite 302, One Oliver Plaza, Pittsburgh, Pennsylvania 15222 ("Grantor") and THE MAY DEPARTMENT STORES COMPANY, a New York corporation ("Grantee") with a mailing address at 611 Olive Street, St. Louis, Missouri 63101.

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, does by these presents remise, release, alien and convey unto Grantee that certain real estate situated in the Chicago, County of Cook, and State of Illinois which is legally described in Exhibit A attached hereto and by this reference made a part hereof (said real estate being hereinafter referred to as the "Property").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging unto the Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the Property, against all persons lawfully claiming, or to claim same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those title exceptions listed on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its general partners as of the first day set forth above.

FIRST CITY ROCHESTER ASSOCIATES, a Pennsylvania corporation

WITNESSES:

D. Dougherty
K. Chartrou

Richard A. Zappala
General Partner

WITNESSES:

D. Dougherty
K. Chartrou

Ronald A. Rosenfeld
General Partner

[SEAL]

Instrument Prepared by:

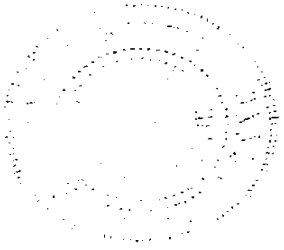
Mail to:

Patrick E. Brady
Ross & Hardies
150 North Michigan Avenue
Chicago, Illinois 60601

64734

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Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

Property Address: 2036 - 2136 West Peterson Avenue
Chicago, Illinois

Permanent Index Numbers:

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description of Real Estate

PARCEL 1:

The North 188.80 feet of Lots 8 and 9; Lots 7, 8, 9, 10 and 11 (except that portion of said lots taken for the widening of Peterson Avenue); Lots 12 and 13; the South 30.0 feet of the West 69.7 feet of Lot 14, all in Barbara Evert's addition to High Ridge, in the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and

PARCEL 2:

The West 255.5 feet of the South 320 feet of the East 1083.5 feet of the Northwest 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, except that part thereof lying south of a line 67 feet north of and parallel with the South line of the Northwest 1/4 of Section 6 aforesaid, as conveyed by John Thillens and Theresa Thillens, his wife, to the City of Chicago, a municipal corporation, by Quitclaim Deed, dated October 6, 1928, and recorded November 2, 1928 as Document No. 1019593, in Cook County, Illinois.

except for that part of the aforesaid Parcels legally described as follows:

A TRACT OF LAND BEING PART OF LOTS 13 AND 14 OF BARBARA EVERT'S ADDITION TO HIGH RIDGE AND BEING IN PART OF THE WEST 255.00 FEET OF THE EAST 1,083.50 FEET (EXCEPT THE SOUTH 67.00 FEET THEREOF) OF THE NORTHWEST QUARTER OF SECTION 6 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST PETERSON AVENUE AS WIDENED BY QUIT CLAIM DEED TO THE CITY OF CHICAGO AS RECORDED NOVEMBER 2, 1928, AS DOCUMENT NO. 1019593 WITH THE WEST LINE OF THE EAST 1,083.50 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 6;

THENCE LEAVING THE NORTHERN LINE OF SAID WEST PETERSON AVENUE ALONG THE WEST LINE OF THE EAST 1,083.50 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 6 NORTH 89 DEGREES 12 MINUTES 30 SECONDS EAST, 283.00 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 320 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 6 AND ALSO BEING ON THE SOUTH LINE OF LOT 13 IN BARBARA EVERT'S ADDITION TO HIGH RIDGE;

THENCE LEAVING THE WEST LINE OF THE EAST 1,083.50 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 6 ALONG THE NORTH LINE OF THE SOUTH 320 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 6 AND ALONG THE SOUTH LINE OF SAID LOT 13 SOUTH 80 DEGREES 00 MINUTES 00 SECONDS WEST 0.19 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 13;

THENCE ALONG THE WEST LINE OF SAID LOT 13 AND LOT 14 NORTH 80 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 130.30 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 30 FEET OF LOT 14 OF SAID BARBARA EVERT'S ADDITION;

THENCE LEAVING THE WESTERN LINE OF SAID LOT 13 AND 14 ALONG THE NORTHERN LINE OF THE SOUTH 30 FEET OF SAID LOT 14 NORTH 80 DEGREES 00 MINUTES 00 SECONDS EAST 49.20 FEET TO A POINT;

THENCE LEAVING THE NORTH LINE OF THE SOUTH 30 FEET OF SAID LOT 14 SOUTH 90 DEGREES 12 MINUTES 30 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 13;

THENCE ALONG THE NORTH LINE OF SAID LOT 13 SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 76.88 FEET TO A POINT;

THENCE LEAVING THE NORTH LINE OF SAID LOT 13 NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 283.10 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF THE AFOREMENTIONED WEST PETERSON AVENUE;

THENCE ALONG THE NORTH LINE OF SAID WEST PETERSON AVENUE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 188.87 FEET BACK TO "THE POINT OF BEGINNING" AND CONTAINING 48,313 SQUARE FEET OR 1.12 ACRES MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY KENNETH BALK & ASSOCIATES, INC. IN DECEMBER, 1966, AND BEING BASED UPON A PLAN OF SURVEY BY NATIONAL SURVEY SERVICE, INC. DATED MAY 1, 1966.

PERMANENT INDEX NUMBERS:

Part of	14-06-116-022-13
	14-06-116-024-12
	14-06-116-025-11
	14-06-116-027-8
	14-06-116-028-8
	14-06-116-029-7
	14-06-116-031-8
	14-06-116-032-8
	14-06-116-033-7
	14-06-116-034-7

Part of	14-06-116-035
Part of	14-06-116-054-13
	14-06-116-064-10-9
	14-06-116-065-8
	DEPT-01 RECORDING
	T#3333 TRAN 1436 01/07/87 16:43:00
	#2729 #A *-87-010794
	COOK COUNTY RECORDER

D-B-O

Property Address 2036 West Peterson Avenue Chicago, Illinois DP

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13 Mail