112041

87082721

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of February 1987, between AMERICAN ENVELOPE COMPANY, 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 ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, does hereby REMISE, RELEASE, ALIEN AND CONVEY unto THE CHILDREN'S MEMORIAL HOSPITAL, 2300 Children's Plaza, Chicago, Illinois 60614 ("Grantee"), and to its successors and assigns, forever all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See legal description attached hereto as Exhibit "A" and by th's reference expressly 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 Grantor, either in law or equity, of, in and to the above described premises, with the nereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances unto the Grantee, its successors and assigns forever.

And the Grantor, for iself, 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 sail 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 DEFEND, subject to:

See rider attached hereto as Exhibit "B" and by this reference expressly made a part herect.

Address of real estate: 2950 North Campbell Street Chicago, Illinois

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its _____ President and countersigned by its _____ Secretary the day and year first above written.

AMERICAN ENVELOPE COMPANY an Illinois corporation

By:

President

111.04

Secretary

[SEAL]

Mail to:

Peter A. Sarasek, Esq. Wilson & McIlvaine 135 South LaSalle St. Chicago, Illinois 60603

This instrument was prepared by:

Virginia M. Harding Gould & Ratner 222 North LaSalle Street Chicago, Illinois 60601

Property of Cook County Clerk's Office

UNOFFICIAL GOPY 2 1

STATE	OF	ILLINOIS)	SS
COUNTY	OF	COOK	;	351

On this 10th day of February, 1987, before me, lawy a service , a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named long well known, who stated and David Rubia to me personally well known, who stated that they were the President and Secretary of AMERICAN ENVELOPE COMPANY, an Illinois corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN WITH ASS WHEREOF, I have hereunto set my hand and official seal this ________ day of February, 1987.

My commission expires:

Hay

Garman Carlotte Carlotte Carlotte Carlotte Carlotte

204 COUNTY CIONAS OFFICE REAL ESCATE TECHNICATED

Stopperty of Cook County Clerk's Office

EXHIBIT "A"

PARCEL 1:

Lots 1, 2, 3, 4, 5, 6, 7, 8 (except the South 17 feet 11 inches of said Lot 8) in Sundmacher and Glade's Subdivision of that part of Lot 19 and a strip of land 33 feet in width North of and adjoining said Lot 19 in Snow Estates Subdivision lying in the Southeast quarter of the Northeast quarter of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian;

ALSO

PARCEL 2:

Lots 44, 45, 46, 47, 48, 49, 90 and 51 in Sundmacher and Glade's Subdivision of part of Lot 19 and a strip of land 33 feet in width Borth of and adjoining wid Lot 19, in Snow Estates Subdivision lying in the South East Quarter of the Borth East Quarter of the Borth East Quarter of Section 25, Township 40 Borth, Range 13, East of the Third Principal Meridian;

PARCEL 3:

adjoining the West Line of Lots 1 to 8, both inclusive, lying East of and adjoining the East Line of Lot 51 and lying Worth of and adjoining the South Line of said Lot 51 produced East 16 feet together with the Borth 14 feet of that part of the triangular shaped public alley lying South of and adjoining the South Line of Lots 50 and 51 and the South Line of said Lot 51 produced East 16 feet lying West of and adjoining the West Line of Lot 9 and lying Easterly of and adjoining the South Westerly Line of Lot 49 produced South Easterly to a line 14 feet South of and parallel with the South Line of said Lots 50 and 51 all in Sundmacher and Glade's Subdivision of that Addition to 19 in the Snow Estates Subdivision lying in the South East Quarter of the Faith East Quarter of Section 25. Township 40 Borth, Range 13, East of the Third Primipal Meridian, also a strip of land 33 feet in width lying North of and adjoining said Lot 19 (said public alley and part of public alley being further described as all of the North South 16 foot public alley running South from West Wellington Avenue together with the North 14 feet of that part of the triangular shaped public alley lying Easterly of the North Easterly Line extended South Easterly of the North Westerly-South Easterly public alley, in the Block bounded by West Wellington Avenue, North Campbell and North Elston Avenue) all in Cook County, Illimits.

Aroperty of Cook County Clerk's Office

UNOFFICIAL COPY ...

EXHIBIT "B"

ATTACHED TO SPECIAL WARRANTY DEED DATED FEBRUARY 10,1987
CONVEYING PROPERTY FROM AMERICAN ENVELOPE COMPANY TO THE CHILDREN'S MEMORIAL HOSPITAL

- 1. Taxe? for 1986 and subsequent years.
- 2. Mortgage made by Garden City Envelope Company to Elmhurst Federal Savings and Loan Association to secure payment of \$1,500,000,00 dated July 29, 1975 and recorded August 6, 1975 as Document 23178538. (As to property in question and other property).
- 3. Assignment of Rorts recorded August 6, 1975 as Document 23178539, to Exchurst Federal Savings and Loan Association. (As to property in question and other property).
- 4. Encroachment of overhead passageway over West Wellington Avenue as disclosed by surveys executed by Certified Survey Co. dated June 30, 1986 as Nos. 861333 and 861334.
- 5. Encroachment of building located on Parcols 1, 2 and 3 over the North line of property 7 maximum of .18 feet as disclosed by survey executed by Certified Survey Co. dated June 30, 1986 as No. 861334. An Encroachment Endorsement No. 1 has approved for the Policy.

87082221

12

Property of Coot County Clerk's Office