

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

87088109

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1987 FEB 13

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THIS INDENTURE, made this 15th day of January,  
1987, between THE STREETERVILLE CORPORATION

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 Harris Bank Glencoe-Northbrook National Associ-  
ation, not individually but as Trustee under Trust  
Agreement dated 2/3/87 and known as Trust No. L343,  
(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  
(10.00) Dollars and other valuable considerations

13.00

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 its heirs 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:

D-H-O S.B.

The real estate described on Exhibit A attached hereto and  
by this reference made a part hereof

EXEMPT UNDER PROVISIONS OF PARAGRAPH B  
SECTION 4, REVENUE AND TRANSFER TAX ACT.

2-13-87  
DATE BUYER, SELLER OR REP.

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

Together with all and singular the hereditaments and appurtenances thereunto belonging, or if 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, its heirs and assigns forever, subject to  
the terms & conditions as set forth on Rider on Exhibit A attached hereto.

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, its 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  
DEFEND, subject to: The matters set forth on Exhibit B attached hereto and by this  
reference made a part hereof

Permanent Real Estate Index Number(s): 17-10-203-015-0000

Address(es) of real estate: 224 E. Ontario, Chicago, Illinois

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 \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, the day  
and year first above written.

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

THE STREETERVILLE CORPORATION  
(Name of Corporation)

By [Signature] President  
Attest: [Signature] Secretary

This instrument was prepared by Edward S. Goldman, Rudnick & Wolfe, 30 N. LaSalle Street  
(NAME AND ADDRESS)

Chicago, Illinois 60602

MAIL TO:

224 EAST ONTARIO Assoc. Ltd  
Attn: Raymond Gordon, Esq.  
224 EAST ONTARIO ST.  
(Address)  
Chicago, Illinois 60611  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

224 EAST ONTARIO Assoc. Ltd  
(Name)  
ATTN: RAYMOND GORDON, Esq.  
(Address)  
224 EAST ONTARIO ST.  
(City, State and Zip)  
CHICAGO, ILLINOIS 60611

OR

RECORDER'S OFFICE BOX NO 333-3-23

70-79-538  
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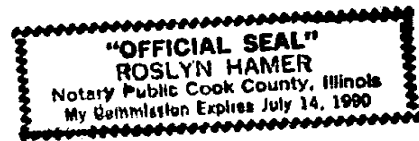
STATE OF Illinois )  
COUNTY OF Cook ) SS.

I, Roslyn Hamer, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John A. Westcott personally known to me to be the \_\_\_\_\_ President of The Streeterville Corp. a Illinois corporation, and David R. Van Horn, personally known to me to be the \_\_\_\_\_ 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 \_\_\_\_\_ President and \_\_\_\_\_ 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 9th day of Feb., 1987

Roslyn Hamer  
Notary Public

Commission expires 7/14/90



SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

60188028

GEORGE E. COLE  
LEGAL FORMS

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## EXHIBIT A

### Legal Description of Property

THE WEST 20 FEET OF LOT 14 IN SUBDIVISION OF WEST 394 FEET (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF) IN BLOCK 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth. Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust, or to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by years to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", "upon condition", "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

Cook County Clerk's Office

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## EXHIBIT B

1. Covenants, conditions and restrictions of record.
2. Private, public and utility easements and roads and highways, if any.
3. Party wall rights and agreements, including, but not limited to the following:
  - a. Agreement dated November 23, 1885 and recorded December 23, 1885 as Document No. 679080 for a party wall between Lots 13 and 14 in the Subdivision of the east 394 feet of block 32 aforesaid (except the east 14 feet of the north 80 feet of said block.
  - b. Party wall and party wall rights on the west line and on the east line of the Property.
  - c. Apparent center line of party wall being .03 feet west of property line on east line as disclosed by Plat of Survey dated 12/15/86 prepared by B. H. Suhr & Company as Order No. CE-86-2519.
4. Special taxes or assessments for improvements not completed as of October 7, 1986.
5. Installments of any special tax or assessment for improvement completed as of October 7, 1986 but not due and payable as of October 7, 1986.
6. General real estate taxes for the year 1986 and subsequent years.
7. Restrictions shown on the Plat of lots fronting on Ontario Street of said Subdivision of the west 394 feet of block 32 aforesaid (except the east 14 feet of the north 80 feet thereof) recorded in Book of Plats 15 page 10.
8. A 19 foot building line as shown on the Plat of said Subdivision.
9. Encroachment of building over 19 foot building line by .18 feet as disclosed by Plat of Survey, dated 12/15/86 prepared by B. H. Suhr & Company as Order No. CE-86-2519.
10. Encroachment of building entry from building west over onto land on west line by .10 feet as disclosed by Plat of Survey dated 12/15/86 prepared by B. H. Suhr & Company as Order No. CE-86-2519.
11. Encroachment of joint over onto property west by .85 feet west as disclosed by Survey at property line and .79 feet at 5 foot grade level.
12. Encroachment of brick at roof by .60 feet west of property line at roof as disclosed by Survey.
13. Any matters shown on Plat of Survey dated 12/15/86 prepared by B. H. Suhr & Company as Order No. CE-86-2519.

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