

### SPECIAL WARRANTY DEED

(Corporation to individual)  
(Illinois)

CAUTION: Consider a lawyer before using or acting under this form.  
All warranties, including merchantability and fitness, are included.

1987 JUL 15 PM 12:07

87389519

THIS INDENTURE, made this 22nd day of June  
19 87 between University of Chicago, a  
not-for-profit

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 Marta S. Killner and Silvio Glusman, husband  
and wife, as joint tenants, 5807 S. Dorchester,  
Suite # Top #, Chicago, Illinois 60637  
(NAME AND ADDRESS OF GRANTEE)

13.00

party of the second part, WITNESSETH, that the party of the first  
part, for and in consideration of the sum of Ten and 00/100 (\$10.00)  
Dollars and other good and valuable considerations:

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 Trustees of said corporation, by these presents does REMISE, RELEASE, ALIEN  
AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following  
described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See legal description rider attached hereto.

Subject to: (1) current real estate taxes and taxes for subsequent years; (2)  
plat of subdivision affecting the premises hereby conveyed; (3) the Declaration of  
Condominium Ownership recorded as Document No. 8735574 and any amendments thereto,  
including, without limitation, the right of first refusal in section 3.9 thereof; (4)  
public, private and utility easements; (5) covenants, conditions, restrictions of  
record (including those contained in Quitclaim Deed dated September 19, 1983 and  
recorded March 29, 1983 as document no. 26783429); (6) applicable zoning, planned  
unit development and building laws and ordinances and restrictions including those  
contained in the Hyde Park - Kenwood Community Conservation Plan, as amended by  
Amendment No. 14 of July 21, 1982 and as otherwise amended; (7) roads and highways,  
if any; (8) the Illinois Condominium Property Act; (9) acts done or suffered by the  
Grantee; and (10) the right of the Grantor to a portion of the sale proceeds in the  
event that the conveyed premises shall be sold by the Grantee within eighteen (18)  
months from July 1, 1987, and the grantor has not exercised its right of first  
refusal to purchase the conveyed premises, then, to the extent that the sales price for  
the conveyed premises reduced by any brokers' commissions and customary proration and  
closing costs (the "Resale Price") shall exceed the sum of \$308,000.00 (the "Base"),  
the Grantor shall receive from the proceeds of such sale, at the closing thereof, the  
amount by which the Resale Price exceeds the Base up to a maximum amount of \$15,000,  
which obligation of the Grantee constitutes a covenant running with the land.

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Permanent Real Estate Index No.:

20-14-217-001; 20-14-217-025;  
20-14-217-004; 20-14-217-026;

Address: 15701 South Dorchester, Unit 1  
Chicago, Illinois

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 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, their heirs and assigns forever.

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, their 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  
FOREVER DEFEND.

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

University of Chicago, an Illinois not-for-profit corporation  
By [Signature]  
Attest: [Signature] Secretary

This instrument was prepared by Michael S. Kurtzon, Miller, Shalman, Nathan & Hamilton  
208 S. LaSalle, Chicago, IL 60604 (NAME AND ADDRESS)

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# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, Sandra Smith a notary public

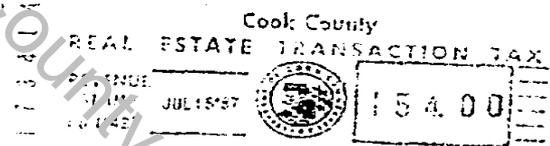
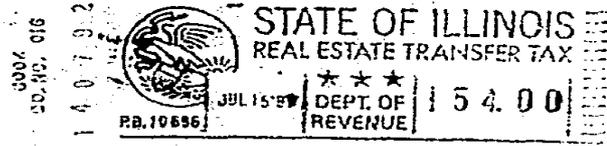
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jonathan Kleinbard personally known to me to be the Vice President of the corporation, and F. Gregory Campbell personally known to me to be the \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this \_\_\_\_\_ day in person and severally acknowledged that as such Vice 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 29th day of June, 19 87



Sandra Smith  
Notary Public

Commission expires February 24, 1991



Box \_\_\_\_\_

**SPECIAL WARRANTY DEED**  
Corporation to Individual

TO  
David Pearson  
West Continental Plaza  
35 E. Chicago

ADDRESS OF PROPERTY:  
Chicago, Ill

87389519

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PAL01496D  
06/30/87

## EXHIBIT "A"

### PARCEL 1

Unit 1 in Quadrangle Court Townhome Condominium Association as delineated on a survey of the following described real estate:

The West 100 ft. of Lot 1, the South 10 ft. of Lot 1 (except the West 115 ft. thereof), the East 1/2 of Lot 2, the North 1/2 of the West 1/2 of Lot 2 and the North 4.50 ft. of the South 1/2 of the West 1/2 of Lot 2, all in County Clerk's Subdivision of the North 1/2 of the West 17 Acres of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded June 20, 1987, as Document No. 87389519; together with its undivided percentage interest in the common elements.

### PARCEL 2

Party of the first part hereby assigns to the party of the second part Parking Space Nos. 1 and 1P, limited common elements, as delineated on the survey aforesaid.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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Cook County Clerk's Office

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Property of Cook County Clerk's Office

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