

UNOFFICIAL COPY

88508105

THIS INDENTURE, made this 3 day of November, 1988, between NORRAN CORPORATION

88508105

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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 LOEWS CHICAGO CINEMAS, INC., an Illinois corporation, 711 Fifth Avenue, New York, NY (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 good and valuable consideration

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 successors 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:

Legally described on Exhibit A attached hereto and made a part hereof.

This deed is subject to the condition that title to the buildings, improvements and fixtures of every kind and description then located on the land shall revert to the grantor or its successors or assigns of the land upon termination of a certain Lease dated November 3, 1988, by and between grantor and grantee, demising the land described on Exhibit A attached hereto and made a part hereof (the "Lease"). A memorandum of the Lease was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on November 3, 1988, as Document No. 88508104.

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

NORRAN CORPORATION
By [Signature] President
Attest: [Signature] Secretary

This instrument was prepared by Maureen A. Dowd, Kirkland & Ellis, (NAME AND ADDRESS)
200 East Randolph Drive, Chicago, IL 60601

COOK
CC. NO. 016
0 9 9 9

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
841.50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
841.50

88508105

117355203

STATE OF ILLINOIS ss.

COUNTY OF COOK

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I, the undersigned a notary public
 in and for said County, in the State aforesaid. DO HEREBY CERTIFY that MARTIN ROSENFELD
 personally known to me to be the _____ President of the corporation, and LOUIS MARLS
 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 2nd day of November 19 88

 Notary Public
 Commission expires 3-19-89

Property of Cook County Clerk's Office

88508105

SPECIAL WARRANTY DEED
 Corporation to Individual

 TO

 ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
 LEGAL FORMS

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EXHIBIT A

THEATRE PROPERTY BUILDINGS LEGAL DESCRIPTION

The buildings, improvements, and fixtures of every kind and nature located on the following described land:

That part of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 (except the West 33.00 feet thereof) of Section 13, Township 40 North, Range 12 East of the Third Principal Meridian, bounded and described as follows: Commencing at the point of intersection of the East line of the Northeast 1/4 of Section 13 aforesaid, and the North line of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 13, aforesaid; thence North 89 degrees 57 minutes 01 seconds West, 511.20 feet to the point of beginning of the parcel of land herein described; Thence South 0 degrees 02 minutes 59 seconds West perpendicular to the last described line, 145.00 feet; thence North 89 degrees 57 minutes 01 seconds West, 580.00 feet; thence North 0 degrees 02 minutes 59 seconds East, 145.00 feet to the point of intersection with the North line of the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 13 aforesaid; thence South 89 degrees 57 minutes 01 seconds East, along said North line, 580.00 feet to the hereinabove designated point of beginning, in Cook County, Illinois.

P.I. Number: 12-13-222-003

Address: 4510-4520 North Harlem Avenue
Norridge, Illinois

This instrument was prepared by,
and after recording return to:

Maureen A. Dowd
Kirkland & Ellis
200 E. Randolph Drive
Chicago, Illinois 60601

Box 289

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