

SPECIAL WARRANTY DEED
(Conveyance to Individual)
(Illinois)

UNOFFICIAL COPY

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS INDENTURE, made this 20th day of June, 1989, between Bienenfeld Glass Corporation, an Illinois 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 Morgan Street Investments Limited Partnership, an Illinois limited partnership, as to an undivided thirty-five percent (35%) interest as tenant-in-common with T.G., World Exchange Limited

(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 (\$10.00) Dollars and No/100

Above Space For Recorder's Use Only

89301270

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTOR TAX ON TRANSFERS BY PARACRAPH (S) M OF SECTION 2-1-286 OF SAID ORDINANCE.

*Nagelberg, Goodman, Smith & Berger
Esq. Joseph A. Downing*

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, ALIENATE AND CONVEY unto the party of the second part, and to their successors here 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 Exhibit A attached hereto and made a part hereof.

89301270

* a Hawaii corporation, as to an undivided sixty-five percent (65%) interest as tenant-in-common, c/o The Shidler Group, 150 North Wacker Drive, Suite 1600, Chicago, Illinois 60606,

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 successors here 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 successors here 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: Those exceptions set forth in Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 20-05-200-134, Vol. 414
Address(es) of real estate: 929 West Exchange Avenue, 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.

BIENENFELD GLASS CORPORATION
(Name of Corporation)

By Richard J. Bienenfeld President
Attest Daniel M. Bienenfeld Secretary

This instrument was prepared by Steven J. Marcus, Esq., Rudnick & Wolfe, Suite 1800, 203 N. LaSalle St., Chicago, Illinois 60601 (NAME AND ADDRESS)



MAIL TO: Suzanne Bessette-Smith
Nagelberg, Goodman, Smith & Berger
303 West Madison Avenue
Chicago, Illinois 60606
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Michael Brennan
The Shidler Group
150 N. Wacker Drive, Suite 1600
Chicago, Illinois 60606
(City, State and Zip)

UNOFFICIAL COPY

STATE OF Leta F. Harris }
COUNTY OF Cook } ss.

I, Leta F Harris, a notary public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

personally known to me to be the _____ President of _____,

a _____ corporation, and _____, 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 _____ 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 30th day of June, 1989.

Leta F. Harris
Notary Public

Commission expires January 14, 1990

89301270

Cook County
DEPT. OF CLERK & RECORDS
CLERK'S OFFICE

89301270

Cook County
DEPT. OF CLERK & RECORDS
CLERK'S OFFICE

DEPT. OF CLERK & RECORDS
CLERK'S OFFICE
JUL 13 1989
10 99.00

DEPT. OF CLERK & RECORDS
CLERK'S OFFICE
JUL 13 1989
10 99.00

DEPT. OF CLERK & RECORDS
CLERK'S OFFICE
JUL 13 1989
751.00

Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

1425

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

EXHIBIT B

1. GENERAL REAL ESTATE TAXES FOR 1988 AND SUBSEQUENT YEARS.
2. EXISTING UNRECORDED LEASES, IF ANY.
3. EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE EAST 10 FEET OF THE LAND AS CONTAINED IN DOCUMENT RECORDED AS NUMBER 25204017.

Property of Cook County Clerk's Office

89301270

UNOFFICIAL COPY

EXHIBIT A

LOT 1 AND THE NORTH 190 FEET OF LOT 4 IN DONOVAN INDUSTRIAL PARK,
BEING A SUBDIVISION OF A PART OF LOTS 3, 4, 5, 6, 7, 8, 9 AND 10 IN STOCK-
YARDS SUBDIVISION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE
14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.L.N. No. 20-05-200-134, Vol. 414

Property of Cook County Clerk's Office

89301270