

91499845

SPECIAL WARRANTY DEED

THIS INDENTURE, executed this 19th day of September, 1991, by THE UNIVERSITY OF CHICAGO, a not-for-profit 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, (hereinafter called "Grantor").

91499845 W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, 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 LASALLE NATIONAL TRUST, N.A., Successor Trustee to LA SALLE NATIONAL BANK, not individually but solely as Trustee under Trust Agreement dated April 30, 1968 and known as Trust No. 37804, whose address is 135 South LaSalle Street, Chicago, Illinois, (hereinafter called "Grantee") and to its assigns, FOREVER, all the land, situated in the County of Cook and State of Illinois, legally described on Exhibit "A" attached hereto and made a part hereof (the land legally described in Exhibit "A" being hereinafter referred to as the "Premises"), subject to those exceptions set forth in Exhibit "B" attached hereto and made a part hereof.

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DEPT. OF RECORDS & CLERK'S OFFICE
1:11:11 PM 09/25/91 15:29:00
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COUNTY CLERK'S OFFICE

Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Tax Act.

9-25-91 [Signature]
Date Buyer, Seller or Representative

9-25-91 _____
Buyer, Seller or Representative

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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 hereditaments and appurtenances: TO HAVE AND TO HOLD the said Premises as above described, with the appurtenances, unto the Grantee, and its assigns, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and its 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 encumbered or charged, except as herein recited and as set forth in Exhibit "B" attached hereto; 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.

Grantor is the owner of the real property (the "29 S. LaSalle Property") located immediately north of the Premises and described on Exhibit "C" attached hereto and made a part hereof, exclusive of all buildings and improvements located thereon. Grantor hereby expressly reserves for itself and any successor owner from time to time of the 29 S. LaSalle Property and for the owners from time to time of all improvements now located thereon, the following

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easements in, through and across the Premises for the benefit of the 29 S. LaSalle Property:

- (1) Easements for ingress, egress and access to the loading doors on the Southerly part of the improvements located on the 29 S. LaSalle Property for pedestrian traffic and for passage and temporary standing of motor vehicles servicing the existing improvements located on the 29 S. LaSalle Property to and from South LaSalle Street or, at the election of the Grantee, from Monroe Street as described in the Vacation Ordinance recorded in the Office of the Recorder of Deeds of Cook County, Illinois on August 13, 1990 as Document No. 90 392581.

Grantee may provide alternative access to the existing building on the 29 S. LaSalle Property for delivery of goods and supplies in lieu of the existing access to said building for said purposes on the south wall thereof, provided that such alternative access shall (i) provide reasonable access for deliveries to the existing building for such purpose, (ii) not materially impair the operations or functioning of said building, and (iii) be adjacent to a public right of way or have the benefit of an easement of ingress and egress to a public right of way. In the event that alternative access is provided for said building in accordance with the preceding sentence, Grantee may elect to terminate and cancel the easement reserved in the first sentence of this paragraph (1) whereupon Grantor or its successors in interest or assigns shall promptly on request of Grantee execute and deliver to Grantee an instrument in recordable form terminating and cancelling said easement reserved in the first sentence of this paragraph (1).

- (2) Easements for encroachments existing at the date hereof onto the Premises conveyed hereunder of the footings and other parts of the foundations of the improvements now located on the 29 S. LaSalle Property.

The Grantee hereby joins in the execution and delivery of this Indenture to evidence its agreement to be bound by all of the terms and provisions contained herein.

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IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President for Investments, and attested by its Assistant Secretary the day and year first above written.

GRANTOR:

THE UNIVERSITY OF CHICAGO, an Illinois not-for-profit corporation

By: [Signature]
Gary B. Helms
Vice President for Investments

ATTEST:

[Signature]
Assistant Secretary

GRANTEE:

LA SALLE NATIONAL TRUST, N.A., not individually but solely as Trustee as aforesaid

By: [Signature]
Assistant Vice President

ATTEST:

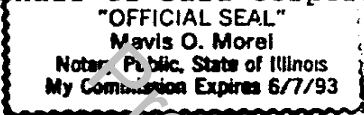
[Signature]
Assistant Secretary

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

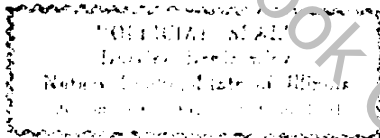
The foregoing instrument was acknowledged before me this 11th day of September, 1991, by Gary B. Helms, Vice President for Investments, and William Desmond, Assistant Secretary, of The University of Chicago, an Illinois not-for-profit corporation, on behalf of said corporation.



Mavis O. Morel
Notary Public

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 24th day of September, 1991, by Gorinne Bek Assistant, Vice President of LASALLE NATIONAL TRUST, N.A., as successor trustee to LaSalle National Bank, a national banking association, on behalf of the association, as Trustee under Trust No. 37804.



Gorinne Bek
Notary Public

Address of Property: Alley between 29-39 South LaSalle Street
Chicago, Illinois

Permanent Index No.: N/A 17-16-204-005

This instrument was prepared by:

F. A. Reichelderfer
Burke, Wilson & McIlvaine
500 West Madison Street
Suite 3700
Chicago, Illinois 60661
312-715-5000



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EXHIBIT A

Legal Description

THE VACATED PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 22 TO 28, BOTH INCLUSIVE, LYING SOUTH OF AND ADJOINING LOTS 29, 31 AND 32, LYING EAST OF THE EAST LINE OF SOUTH LA SALLE STREET, AS WIDENED, AND LYING WEST OF AND ADJOINING THE SOUTHWARD EXTENSION OF THE EAST LINE OF SAID LOT 32 IN ASSESSOR'S DIVISION OF BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 28 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOTS 28, 27, 26, 25, 24, 23 AND 22 AFORESAID, TO THE NORTHEAST CORNER OF LOT 22 AFORESAID; THENCE NORTH TO THE SOUTHEAST CORNER OF LOT 32 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF LOTS 32 AND 31 AND PART OF LOT 29 TO A POINT 45.10 FEET EAST OF THE WEST LINE OF SAID LOT 29; THENCE SOUTH PARALLEL WITH SAID WEST LINE 8.00 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 29 TO THE SOUTHWEST CORNER OF LOT 29, BEING ALSO THE EAST LINE OF SOUTH LA SALLE STREET, AS WIDENED; THENCE SOUTH ALONG SAID EAST LINE OF SOUTH LA SALLE STREET, AS WIDENED, TO THE POINT OF BEGINNING.

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EXHIBIT B

Permitted Exceptions

1. General real estate taxes for 1991 and subsequent years.
2. Reservation of temporary easement by the City of Chicago for the benefit of itself and the public as set forth in Ordinance recorded August 13, 1990 as Document Number 90-392581, for vehicular and pedestrian ingress, egress and access in, through and across Parcel 2.

Note: Said easement to terminate upon the recording of a plat of dedication to the public of the following property:

That part lying between horizontal planes having an elevation of +29.36 feet and +14.36 feet above Chicago City Datum, of the East 10 feet of Lot 21 in Assessor's Division of Block 118 in School Section Addition to Chicago of Section 16, Township 39 North, Range 14 East of the Third Principal Meridian; being also described as the East 10 feet of the South 80 feet of original Lot 6 in Block 118 of School Section Addition to Chicago aforesaid.

3. Acts of Grantee and those claiming by, through or under Grantee.
4. Right, title and interest of Chicago Title and Trust Company, as Trustee under Trust Agreement dated September 15, 1983 and known as Trust No. 1084237 and of all parties claiming by, through or under it.

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EXHIBIT C

LOTS 29, 30, 31 AND 32 IN ASSESSOR'S DIVISION OF BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 169 OF MAPS, PAGE 82, IN COOK COUNTY, ILLINOIS.

PIN: 17-16-204-005

Property of Cook County Clerk's Office

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