

SPECIAL VARIETY DEED
(Corporation to Individual)
(Illinois)

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91245099

CAUTION: Consult a lawyer before using or acting under the form.
All warranties, including merchantability and fitness, are excluded.

THIS INDENTURE, made this 10th day of May
1991, between McCormick & Company, Inc.

a corporation created and existing under and by virtue of the laws of
the State of Maryland and duly authorized to transact
business in the State of Illinois, party of the first part,
and Polk Machinery Company, Inc.
4040 West Ogden Avenue
Chicago, Illinois 60623
(NAME AND ADDRESS OF GRANTEE)

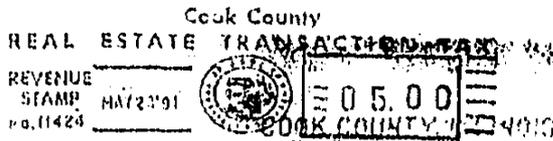
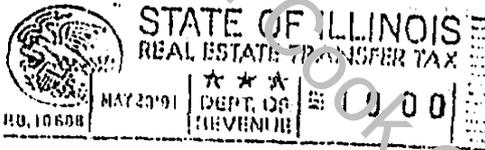
party of the second part, WITNESSETH, that the party of the first
part, for and in consideration of the sum of Ten and No/100
Dollars and other good and valuable consideration

\$ 17.00

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 land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A)



1991 MAY 23 AM 10:58

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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 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.

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
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 Assistant Secretary, the day
and year first above written.

By: *Richard D. McCormick*
Vice President, Secretary and
Attest: *Robert W. [Signature]*
Assistant Secretary and Associate
General Counsel

This instrument was prepared by Mark W. Hianik, 225 West Wacker Dr., Chicago, IL 60606
(NAME AND ADDRESS)

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STATE OF Maryland)
) ss.
COUNTY OF Baltimore)

I, Diane M. Moore, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard W. Single, Sr. personally known to me to be the Vice President of the corporation, and Robert W. Skelton personally known to me to be the Assistant 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 Assistant 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 10 day of May, 1991.

Diane M. Moore
Notary Public
Commission expires 6-13-94

91245099

BO7 333

DLA

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO: RICHARD B. GROSSMAN
135 S. CASALE, SUITE #1540
CHICAGO, IL 60603

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

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EXHIBIT A

PARCEL 1:
LOTS 28 AND 29 IN CIRCUIT COURT PARTITION OF LOTS 1 AND 2 (EXCEPT THE WEST 75 FEET OF THE SOUTH 125 FEET OF SAID LOT 1) IN BLOCK 8 OF ROCKWELL'S ADDITION TO CHICAGO BEING THE NORTH EAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:
LOT 1 IN EICH BROTHERS RESUBDIVISION OF SUB-LOTS 24, 25, 26 AND 27 IN THE CIRCUIT COURT PARTITION OF LOTS 1 AND 2 (EXCEPT THE WEST 75 FEET OF THE SOUTH 125 FEET OF SAID LOT 1) IN BLOCK 8 IN ROCKWELL'S ADDITION TO CHICAGO, BEING THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
LOTS 9, 10, AND 11 IN CIRCUIT COURT PARTITION OF LOTS 1 AND 2 (EXCEPT THE WEST 75 FEET OF THE SOUTH 125 FEET OF SAID LOT 1) IN BLOCK 8 IN ROCKWELL'S ADDITION TO CHICAGO BEING THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ~~EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

SUBJECT ONLY TO THE PERMITTED EXCEPTIONS SET FORTH ON EXHIBIT B.

COMMONLY KNOWN AS: 2536 WEST MONROE STREET AND
2549 WEST MADISON STREET
CHICAGO, ILLINOIS 60612

PERMANENT INDEX NOS: 16-13-202-005
16-13-202-006
16-13-202-025
16-13-202-026
16-13-202-027

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Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. PROPERTY TAXES NOT YET DUE AND PAYABLE AS OF THE CLOSING DATE.
2. EXISTING AND FUTURE BUILDING CODE VIOLATIONS.
3. THE RECORDING OF ANY DEED OR OTHER INSTRUMENT OF CONVEYANCE OF THE LAND MAY BE SUBJECT TO REAL ESTATE TRANSFER TAXES LEVIED BY THE CITY OF CHICAGO AND IS SUBJECT TO: 1) PRIOR APPROVAL BY THE WATER COMMISSIONER AND 2) EITHER CERTIFICATION OF EXEMPTION FROM THE CITY BUILDING REGISTRATION ORDINANCE OR ATTACHMENT OF EITHER A CERTIFICATION OF REGISTRATION OR A RECEIPT FROM THE DEPARTMENT OF BUILDINGS SHOWING THAT THE BUILDING HAS BEEN REGISTERED BY THE PURCHASER. IN THE ABSENCE OF SUCH APPROVAL, THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IS REQUIRED BY STATE LAW TO REFUSE TO RECORD OR REGISTER INSTRUMENTS OF CONVEYANCE THAT ARE NOT IN COMPLIANCE WITH SUCH TAX REQUIREMENTS.
4. AGREEMENT MADE BY HERMINE STRITPELMAN WITH JACOB EICH DATED OCTOBER 17, 1881 AND RECORDED OCTOBER 21, 1881 AS DOCUMENT 954440 FOR A PARTY WALL ON DIVISION LINE BETWEEN LOTS 27 AND 28 OF PARCEL 1, AFORESAID AND BEING ON EAST LINE OF LOT 1 IN EICH BROU RESUBDIVISION, AFORESAID (PARCEL 2).
5. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEES.
6. RECIPROCAL EASEMENTS FOR INGRESS, EGRESS AND OTHER PURPOSES IN FAVOR OF THE OWNERS AND OCCUPANTS OF THE LAND WEST OF AND ADJOINING SAID LAND; ALSO THE RIGHTS OF SAID OWNERS AND OCCUPANTS TO HAVE THE BUILDING ERRECTED ON SAID LAND AND THE LAND WEST AND ADJOINING SAID LAND MAINTAINED AND TO THE JUST AND EQUITABLE DISTRIBUTION OF THE RENTS, ISSUES AND AND PROFITS FROM THE WHOLE OF THE REAL ESTATE COVERED BY THE BUILDING BY REASON OF THE FACT THE BUILDING COVERS SAID LAND AND THE LAND WEST AND ADJOINING, WHICH BUILDING MAY BE SO CONSTRUCTED AS NOT BE SUSCEPTIBLE OF DIVISION OR USE IN SEPARATE PARTS ALONG THE BOUNDARY LINE OF SAID LAND AND THE LAND WEST OF AND ADJOINING THE SAME.
7. ENCRUACHMENT OF 2 STORY BRICK BUILDING, COVERED CONCRETE PLATFORM AND CONCRETE PAVEMENT OVER THE LAND EAST AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON SURVEY NO. 9004012 BY CHICAGO GUARANTEE SURVEY COMPANY, DATED JULY 10, 1990.
(Affects Parcel 1) MS
8. AGREEMENT MADE BY CHARLES A. L. KRAMER DATED OCTOBER 21, 1901 AND RECORDED OCTOBER 26, 1906 AS DOCUMENT 3166643, WITH THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, FOR USE OF EAST WALL OF BUILDING ON LOTS 9 AND 10 OF PARCEL 3 AFORESAID AS A PARTY WALL,
(FOR FURTHER PARTICULARS, SEE RECORD)).

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