

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

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92205682

THIS INDENTURE, made this 21st day of March,
19 92, between 117th and Halsted Building Company

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 State Farm Mutual Automobile Insurance
Company, an Illinois corporation, One State Farm
Plaza, Bloomington, Illinois 61710
(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 00/100ths
(\$10.00) Dollars and other good and valuable considera-

Above Space For Recorder's Use Only

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

SEE LEGAL DESCRIPTION ATTACHED TO THIS SPECIAL WARRANTY DEED AS EXHIBIT "A" AND
MADE A PART HEREOF.

\$13,575.00
CM

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
DEFEND, subject to:

Permanent Real Estate Index Number(s): 25-21-317-001, 25-21-317-002, 25-21-317-003 &
Address(es) of real estate: 11731 South Halsted Street, Chicago, Illinois 60628

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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 Assistant Secretary, the day
and year first above written.

117th and Halsted Building Company,
an Illinois corporation
(Name of Corporation)

By M. A. [Signature] President
Attest: [Signature] Asst. Secretary

This instrument was prepared by Joseph G. Lansing, Esq., Nagelberg Smith & Boruszak, P.C.
(NAME AND ADDRESS) 303 W. Madison St., Ste. 1700
Chicago, Illinois 60606

MAIL TO { Thomas C. Kaufmann, Esq.
Operry & Harrow, Ltd.
(Name)
135 S. LaSalle Street, Ste. 3600
(Address)
Chicago, Illinois 60603
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
State Farm Mutual Automobile Ins. Co.
(Name)
One State Farm Plaza
(Address)
Bloomington, IL 61710
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 333

7336593 DI #107669

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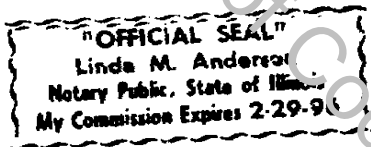
STATE OF Illinois)
COUNTY OF Cook) ss.

I, Linda M. Anderson a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark H. Tanguay personally known to me to be the President of 117th and Halsted Building Company an Illinois corporation, and Joseph Viola, 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 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.

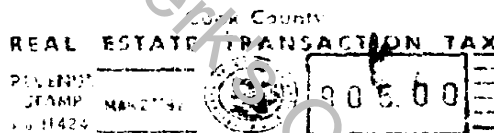
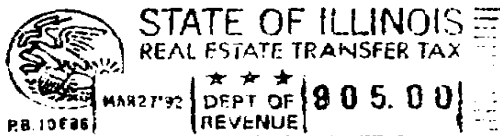
GIVEN under my hand and official seal this 24th day of March, 1992

Linda M. Anderson
Notary Public

Commission expires Feb. 29, 1996



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1992 MAR 27 09:43

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SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

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JGL4.63

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

LOTS 126 TO 131, BOTH INCLUSIVE, (EXCEPT THE WEST 17 FEET THEREOF TAKEN FOR HALSTED STREET) IN SHARPSHOOTER'S PARK SUBDIVISION IN SECTION 21, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Street Address: 11731 South Halsted Street
Chicago, Illinois

Permanent Index Numbers: 25-21-317-001
25-21-317-002
25-21-317-003
25-21-317-021

Property of Cook County Clerk's Office

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EXHIBIT "B"

PERMITTED EXCEPTIONS

- A**
1. THE GENERAL TAXES AS SHOWN BELOW:
YEAR(S): TAXES FOR THE YEAR 1991 AND 1992.
- AMOUNT: 1991 FIRST ESTIMATED INSTALLMENT: \$418.72
- DISPOSITION: NOTE: THE AMOUNT OF THE 1991 ESTIMATED FIRST INSTALLMENT HAS BEEN DEPOSITED WITH THE COUNTY COLLECTOR.
- NOTE: 1991 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUGUST 2, 1992
- NOTE: 1992 TAXES NOT DELINQUENT BEFORE MARCH 1, 1993.
- TAX NUMBER: 25-21-317-001-0000
VOLUME NUMBER: 468
- ASSESSOR: 117TH & HALSTED BLDG
321 N CLARK ST 900
CHICAGO IL 60610
- NOTE: THIS TAX NUMBER AFFECTS ONLY A PART OF THE LAND - (AFFECTS LOT 131)
- B**
2. THE GENERAL TAXES AS SHOWN BELOW:
YEAR(S): TAXES FOR THE YEAR 1991 AND 1992.
- AMOUNT: 1991 FIRST ESTIMATED INSTALLMENT: \$324.52
- DISPOSITION: NOTE: THE AMOUNT OF THE 1991 ESTIMATED FIRST INSTALLMENT HAS BEEN DEPOSITED WITH THE COUNTY COLLECTOR.
- NOTE: 1991 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUGUST 2, 1992
- NOTE: 1992 TAXES NOT DELINQUENT BEFORE MARCH 1, 1993.
- TAX NUMBER: 25-21-317-002-0000
VOLUME NUMBER: 468
- ASSESSOR: 117TH & HALSTED BLDG
321 N CLARK ST 900
CHICAGO IL 60610
- NOTE: THIS TAX NUMBER AFFECTS ONLY A PART OF THE LAND - (AFFECTS LOT 130)
- C**
3. THE GENERAL TAXES AS SHOWN BELOW:
YEAR(S): TAXES FOR THE YEAR 1991 AND 1992.
- AMOUNT: 1991 FIRST ESTIMATED INSTALLMENT \$324.52
- DISPOSITION: NOTE: THE AMOUNT OF THE 1991 ESTIMATED FIRST INSTALLMENT HAS BEEN DEPOSITED WITH THE COUNTY COLLECTOR.
- NOTE: 1991 FINAL INSTALLMENT NOT DELINQUENT BEFORE AUGUST 2, 1992
- NOTE: 1992 TAXES NOT DELINQUENT BEFORE MARCH 1, 1993.
- TAX NUMBER: 25-21-317-003-0000
VOLUME NUMBER: 468
- ASSESSOR: 117TH & HALSTED BLDG
321 N CLARK ST 900
CHICAGO IL 60610

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NOTE: THIS TAX NUMBER AFFECTS ONLY A PART OF THE LAND
- (AFFECTS LOT 126)

4. THE GENERAL TAXES AS SHOWN BELOW:

YEAR(S): TAXES FOR THE YEAR 1991 AND 1992.

AMOUNT: 1991 FIRST ESTIMATED INSTALLMENT: \$7266.66

DISPOSITION: NOTE: THE AMOUNT OF THE 1991 ESTIMATED FIRST
INSTALLMENT HAS BEEN DEPOSITED WITH THE COUNTY
COLLECTOR.

NOTE: 1991 FINAL INSTALLMENT NOT DELINQUENT BEFORE
AUGUST 2, 1992

NOTE: 1992 TAXES NOT DELINQUENT BEFORE MARCH 1, 1993.

TAX NUMBER: 25-21-317-021-0000

VOLUME NUMBER: 468

ADDRESS: 117TH & HALSTED BLDG
321 N CLARK ST 900
CHICAGO IL 60610

NOTE: THIS TAX NUMBER AFFECTS ONLY A PART OF THE LAND
- (AFFECTS LOTS 126, 127 & 128)

5. COVENANTS AND RESTRICTIONS CONTAINED IN THE FOLLOWING DEEDS FROM CHICAGO
SHARPSHOOTERS ASSOCIATION, A CORPORATION OF ILLINOIS RELATING TO LOCATION OF
BUILDINGS TO BE BUILT ON THE LAND AND PERTAINING TO SHARING THE EXPENSE OF
SIDEWALK TO BE BUILT.

(a) DEED DATED MARCH 4, 1886 AND RECORDED DECEMBER 27, 1886 AS DOCUMENT
785022 CONVEYING LOT 126 AND OTHER PROPERTY NOT NOW IN QUESTION;

(b) DEED DATED MARCH 4, 1886 AND RECORDED DECEMBER 27, 1886 AS DOCUMENT
785009 CONVEYING LOTS 127 AND 128;

(c) DEED DATED MARCH 4, 1886 AND RECORDED DECEMBER 27, 1886 AS DOCUMENT
785010 CONVEYING LOTS 129 AND 130;

(e) DEED DATED JANUARY 29, 1886 AND RECORDED FEBRUARY 2, 1886 AS DOCUMENT
688380 CONVEYING LOT 131 AND OTHER PROPERTY NOT NOW IN QUESTION.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A CONVICTION OF OR REVERSION
OF TITLE IN CASE OF BREACH OF CONDITION.

6. SUBCONTRACTOR'S CLAIM FOR LIEN IN THE AMOUNT OF \$13,418.32 RECORDED AUGUST
28, 1991 AS DOCUMENT NUMBER 91445242 BY JOHNSON & SONS CONCRETE, INC. AGAINST
JOHN H. RICE, d/b/a JOHN H. RICE CEMENT CONSTRUCTION; LEOPARDO CONSTRUCTION,
INC., AND 117TH & HALSTED BUILDING CO.

NOTE: POLICY MODIFICATION ENDORSEMENT IS APPROVED FOR OWNERS/LOAN POLICY.

7. PROCEEDING PENDING IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, AS CASE
NUMBER 91CH 9107 ON A COMPLAINT FILED SEPTEMBER 27, 1991 BY JOHNSON & SONS
CONCRETE, INC., AN ILLINOIS CORPORATION AGAINST JOHN H. RICE, d/b/a JOHN H.
RICE CEMENT CONSTRUCTION, AND OTHERS TO FORECLOSE THE MECHANICS' LIEN
RECORDED AUGUST 28, 1991 AS DOCUMENT NUMBER 91445243.

NOTE: A COMPLETE EXAMINATION OF THE SAID PROCEEDING HAS NOT BEEN MADE.

NOTE: POLICY MODIFICATION ENDORSEMENT IS APPROVED FOR OWNERS/LOAN POLICY.

8. NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$3,344.96 RECORDED FEBRUARY 13,
1992 AS DOCUMENT NUMBER 92091320 BY CAPAUL CORPORATION AGAINST 117TH & SOUTH
HALSTED BUILDING aka RIVERFRONT PARK ASSOCIATION AND LEO PARDO CONSTRUCTION.

NOTE: POLICY MODIFICATION ENDORSEMENT IS APPROVED FOR OWNERS/LOAN POLICIES

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