

UNOFFICIAL COPY

93138173

(Corporation to Corporation)

(The Above Space For Recorder's Use Only)

THE CRANTOR, PMC, INC., as successor by merger to PMC Specialties Group Inc.

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois for and in consideration of TEN DOLLARS (\$10.00) DOLLARS.

in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to 115th STREET CORPORATION

a corporation organized and existing under and by virtue of the laws of the State of Delaware having its principal office at the following address 735 East 115th Street, Chicago, Illinois 60628, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A", AND FULLY INCORPORATED BY REFERENCE HEREIN.

Exempt under Real Estate Transfer Act Sec. 4

Para. 1-19-83 Sign [Signature]

Date 1-19-83

Buyer, Seller, or Representative

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Exempt under provisions of Paragraph Section 200.1-286 or under provisions of Paragraph Section 200.1-48 of the Chicago Inspection Tax Ordinance.

1-19-83

Buyer, Seller, or Representative

RECORDER COOK COUNTY ILLINOIS
93138173
1985 JAN 19 10 22 AM '85
93138173

93138173

MISSING

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Philip E. Kamins President, and attested by its Lori M. Johnson Secretary, this 4th day of January, 1993.

IMPRESS CORPORATE SEAL HERE

PMC, INC. (NAME OF CORPORATION)
BY Philip E. Kamins PRESIDENT
ATTEST Lori M. Johnson SECRETARY

CALIFORNIA

State of Illinois, County of Los Angeles ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Philip E. Kamins personally known to me to be the President of PMC, Inc., a Delaware

IMPRESS NOTARIAL SEAL HERE

corporation, and Lori M. Johnson 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 as President and Secretary of said corporation, 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 4th day of January, 1993

Commission expires SEPT. 29 1995 [Signature] NOTARY PUBLIC

This instrument was prepared by Tina M. Toy, Esq., 12243 Branford St., Sun Valley, CA (NAME AND ADDRESS)

DOCUMENT NUMBER

MAIL TO Tina Toy, Esq. (Name)
12243 Branford Street (Address)
Sun Valley, CA 91352 (City, State and Zip)

ADDRESS OF PROPERTY:
735 E. 115th Street
Chicago, IL 60628
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Mr. Jack Lehner
c/o Howard Stewart
735 E. 115th Street, Chicago, Illinois 60628

BOX 15
NPS

OR RECORDER'S OFFICE BOX NO.

UNOFFICIAL COPY

WARRANTY DEED

Corporation to Corporation

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

UNOFFICIAL COPY

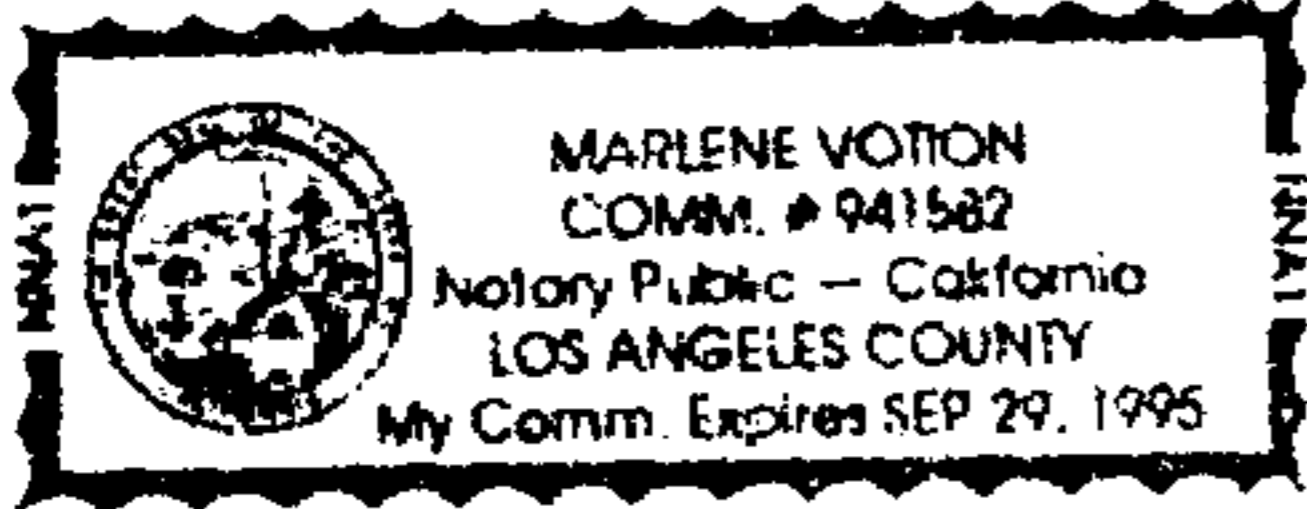
State of CALIF

County of LOS ANGELES

On JAN. 4, 1993 before me, PRESIDENT / VICE PRESIDENT
DATE NAME, TITLE OF OFFICER - E.G. JANE DOE, NOTARY PUBLIC

personally appeared Phillip E. Harris / Mari M. Johnson
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to me within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Marlene Votton
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)
TITLE(S) _____
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
PMC, INC

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT WARRANTY DEED
NUMBER OF PAGES 3 DATE OF DOCUMENT JAN 4, 1993
SIGNER(S) OTHER THAN NAMED ABOVE NONE

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Property of Cook County Clerk's Office

Commitment No.: 288359

EXHIBIT A - LEGAL DESCRIPTION

90186173

PARCEL 1:

That part of the Fractional Southeast 1/4 of Fractional Section 22 and of the Fractional Southwest 1/4 of Fractional Section 23, lying North of the Indian Boundary line, and of Fractional Section 22, lying South of the Indian Boundary line, all in Township 37 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

Beginning on the South line of East 115th Street, being the South line of the North 33.00 feet of the Fractional Southeast 1/4 of said Fractional Section 22, and of the Fractional Southwest 1/4 of said Fractional Section 23, at a point which is 774.56 feet East from the intersection of said South line with the East line, produced South, of South Champlain Avenue (formerly Stephenson Avenue) as said South Champlain Avenue is located in the Northeast 1/4 of said Fractional Section 22, North of the Indian Boundary line and running thence South along a line perpendicular to said South line of East 115th Street, a distance of 80.50 feet; thence West along a line parallel with said North line of Fractional Southeast 1/4 of Fractional Section 22, a distance of 90.00 feet; thence South along a line perpendicular to last described course, a distance of 259.00 feet; thence West along a line parallel with the North line of Fractional Southeast 1/4 of Fractional Section 22, aforesaid, a distance of 208.00 feet; thence South along a line perpendicular to said last described line, a distance of 96.00 feet; thence East along a line parallel to the North line of Fractional Southeast 1/4 of Fractional Section 22, aforesaid a distance of 95.00 feet; thence South along a line perpendicular to said last described course, a distance of 50.00 feet, to a point on the South line of vacated East Kensington Avenue, said South line being parallel with and 558.50 feet South from said North line of Fractional Southeast 1/4 of Fractional Section 22, North of the Indian Boundary line, and said point being 569.90 feet East from the aforesaid East line of South Champlain Avenue, produced South; thence Southwestwardly along a straight line, a distance of 161.16 feet to a point which is 543.00 feet (measured perpendicularly) East from said East line of South Champlain Avenue, produced South, and 718.50 feet (measured perpendicularly) South from said North line of Fractional Southeast 1/4 of Fractional Section 22, North of the Indian Boundary line; thence South along a line parallel with said East line of South Champlain Avenue, produced South, a distance of 1115.00 feet; thence Southwestwardly along a straight line, a distance of 84.99 feet to a point which is 34.00 feet (measured perpendicularly) West from the Southward Extension of said last described line; thence West along a straight line, a distance of 549.00 feet to a point on a line 7.00 feet West from and parallel with the centerline, produced South, of said South Champlain Avenue, said point being 724.70 feet South from the intersection of said line with a line parallel with and 1190.30 feet South from said North line of Fractional Southeast 1/4 of Fractional Section 22, North of the Indian Boundary line; thence South along said line 7.00 feet West from and parallel with the centerline, produced South, of said South Champlain Avenue, a distance of 306.50 feet to a point which is 410.00 feet North from the intersection of said line with the Eastward prolongation of the

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SCHEDULE A - CONTINUED

Commitment No.: 288359

South line of said Fractional Section 22, North of the Indian Boundary line; thence East along a line perpendicular to said last described line, a distance of 549.00 feet; thence North along a line perpendicular to said last described course, a distance of 183.29 feet; thence Northeastwardly along a straight line, a distance of 221.14 feet to a point which is 88.47 feet (measured perpendicularly) East from the Northward extension of said last described line; thence East along a straight line, a distance of 644.46 feet, to a point on a line which is 272.00 feet East from and parallel with the Southward prolongation of the East line of said Fractional Section 22, North of the Indian Boundary line, said point being 754.65 feet North from the intersection of said line with the North line of East 119th Street; thence North along said parallel line, being the West line of the property conveyed by instrument recorded in the Recorder's Office of Cook County, Illinois, on June 28, 1958 as Document No. 17,272,668, a distance of 1361.98 feet to the deflection point in said West property line which is 50.00 feet West from the West line of South Doty Avenue and 2116.63 feet North from the North line of said East 119th Street; thence Northeastwardly along a straight line, continuing along the Westerly line of the property conveyed by said Document No. 17,272,668, a distance of 61.52 feet to a second deflection point in said Westerly property line; thence Northwardly along a straight line, continuing along said Westerly property line, a distance of 191.06 feet to a third deflection point in said Westerly property line; thence Northwestwardly along a straight line, continuing along said Westerly property line, a distance of 154.04 feet to a point of curve in said Westerly property line; thence Northwestwardly, continuing along said Westerly property line, being here the arc of a circle, concave to the Southwest, having a radius of 60.00 feet and being tangent to the last described course, a distance of 77.57 feet to a point of tangency with the aforementioned South line of East 115th Street, and thence West along said South line of East 115th Street, a distance of 391.13 feet to the point of beginning, in Cook County, Illinois.

PARCEL 2:

Leasehold interest created by lease dated July 1, 1985 between The Sherwin-Williams Company, Landlord and PMC Specialties Group, Inc. and PMC, Inc., collectively Tenant, recorded July 3, 1985 as Document 85,087,498 demising the following described land:

That part of the South 504.00 feet of the North 1062.50 feet of the Fractional Southeast 1/4 of Fractional Section 22, Township 37 North, Range 14, East of the Third Principal Meridian, North of the Indian Boundary line, lying West of and adjoining a line drawn 100.00 feet West from and parallel with the West line of South Champlain Avenue (formerly Stephenson Avenue) as said South Champlain Avenue is located in the Northeast 1/4 of said Fractional Section 22, North of the Indian Boundary line, bounded and described as follows:

Beginning on the South line of East Kensington Avenue (being the South line of the North 558.50 feet of said Fractional Southeast 1/4 of said Fractional Section 22) at

TICOR TITLE INSURANCE COMPANY
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SCHEDULE A - CONTINUED

Commitment No.: 288359

the intersection of said line with the aforesaid line drawn 100.00 feet West from and parallel with the West line of South Champlain Avenue, and running thence South along said parallel line, a distance of 336.00 feet; thence West along a line parallel with said South line of East Kensington Avenue, a distance of 92.50 feet; thence North along a line perpendicular to said last described course, a distance of 17.00 feet; thence West along a line parallel with said South line of East Kensington Avenue, a distance of 75.00 feet; thence North along a line perpendicular to said last described course, a distance of 2.50 feet; thence West along a line parallel with said South line of East Kensington Avenue, a distance of 207.97 feet, to an intersection with a line which is perpendicular to the South line of the North 1062.50 feet of the Fractional Southeast 1/4, aforesaid, at a point 376.00 feet West of said West line of South Champlain Avenue; thence North along said perpendicular line, a distance of 216.50 feet; thence Northwestwardly along a straight line, a distance of 130.18 feet, to an intersection with the aforesaid South line of East Kensington Avenue, at a point which is 557.76 feet (measured along said line West from the aforementioned West line of South Champlain Avenue, and thence East along the South line of East Kensington Avenue, a distance of 457.76 feet to the point of beginning, in Cook County, Illinois.

Permanent Index Numbers: 25-23-400-029 Volume: 291
Affects Parcel 1

25-23-400-032
Affects Parcel 2

98188173

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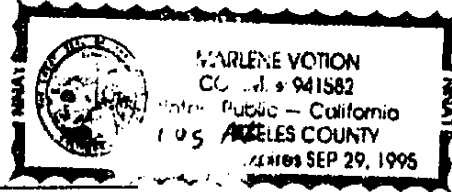
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated DEC. 23, 1992 Signature: _____

John M. Johnson
Grantor or Agent

Subscribed and sworn to before me by the said VICE PRESIDENT this 23 day of DECEMBER, 1992.
Notary Public Marlene Votion

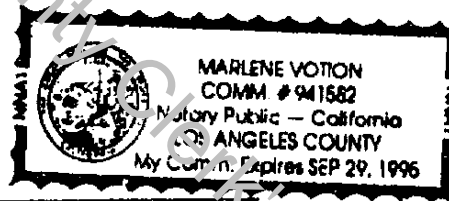


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated DEC. 23, 1992 Signature: _____

John M. Johnson
Grantee or Agent

Subscribed and sworn to before me by the said VICE PRESIDENT this 23 day of DECEMBER, 1992.
Notary Public Marlene Votion



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office



**CITY OF CHICAGO TRANSACTION TAX
REAL PROPERTY TRANSFER**

(INCLUDING ASSIGNMENTS OF BENEFICIAL INTEREST)

CHECK ONE DECLARATION EXEMPTION

CHECK ONE ASSIGNMENT DEED

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RECORDER'S
OR REGISTRAR'S
DEED NO. _____

DATE RECORDED FEB 22 1993
(FOR RECORDER'S USE ONLY)

Instructions: The following declaration must be filled out completely, signed by at least one of the grantees (purchasers), signed by at least one of the grantors (sellers), and presented to the Chicago Department of Revenue at the time of purchase of real property transfer stamps as required by the Chicago Transaction Tax Ordinance.

The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.

Any transaction involving the transfer of legal title to or the beneficial interest in real property located in the City of Chicago including all assignments of Beneficial Interest in Land Trust for real property located in the City shall be considered consummated in the City of Chicago for the purposes of enforcing this tax.

Note: The Chicago Transaction Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 200.1-2B6 and 200.1-4.

To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that the above referenced transaction and attached deed or assignment represent a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) E of Section 200.1-2B6 of said ordinance as set forth on the reverse side of this form:

I hereby declare that the above referenced transaction and the attached deed or assignment represent a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) _____ of Section 200.1-4 of said ordinance as set forth on the reverse side of this form:

Details for exemption claimed: (explain) Consideration less than \$500.00

90158173

Permanent Property Index No. 25-22-400-029 and 25-22-400-032

Date of Deed or Assignment January 4, 1993

Type of Deed or Assignment Limited Warranty Deed

Address of Property 735 East 115th Street, Chicago, IL 60628

STREET

ZIP CODE

FILL IN FOR DECLARATION FORM ONLY

Full Actual Consideration -0-
(Include Amount of Mortgage & Value of Liabilities Assumed)

Amount of Tax Stamps -0-
(For Full Actual Consideration See Schedule of Rates)

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct, under penalty as provided by Law.

Please Print

Grantor: (Seller)

PMC, Inc., a Delaware corporation 735 E. 115th Street, Chicago, IL 60628
NAME ADDRESS ZIP CODE

Signature _____
SELLER OR AGENT

Grantee: (Purchaser)

115th Street Corporation, a Delaware corporation, 115th Street, Chicago, IL 60628
NAME ADDRESS ZIP CODE

Signature _____
PURCHASER OR AGENT

Application Number _____ Date _____

The Department of Water certifies that all water and sewer charges rendered to _____

are paid in full for the property located at _____

Account # _____ Certified by _____

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§ 200.1-2B. The tax imposed by Section 200.1-2B shall not apply to the following transactions, provided said transaction in each case is accompanied by a certificate setting forth the facts or such other certificate or record as the Director of Revenue may require:

- (a) Transactions representing real property transfers made before January 1, 1974, but in which the deeds are recorded after that date or assignments of beneficial interest dated before July 19, 1985, but delivered on or after July 19, 1985;
- (b) Transactions involving property acquired by or from any governmental body or by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes;
- (c) Transactions in which the deeds or assignment of beneficial interest secure debt or other obligation;
- (d) Transactions in which the deeds or assignments of beneficial interest, without additional consideration, confirm, correct, modify, or supplement deeds or assignments of beneficial interest previously recorded or delivered;
- (e) Transactions in which the actual consideration is less than \$500;
- (f) Transactions in which the deeds are tax deeds;
- (g) Transactions in which the deeds or assignments of beneficial interest are releases of property which is security for a debt or other obligation;
- (h) Transactions in which the deeds are deeds of partition;
- (i) Transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- (j) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- (k) Transactions wherein there is an actual exchange of real property, or beneficial interest therein, except that the money difference or money's worth paid from one of the other shall not be exempt from the tax;
- (l) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States.
- (m) Transactions representing transfers of the title to or beneficial interest in, real property located in an Enterprise Zone, as defined in Chapter 201 of the Municipal Code of Chicago.

§ 200.1-4. Exemption of Certain Transactions

A. The taxes exacted by Sections 200.1-2 and 200.1-3 of this Chapter, where applicable, shall not be imposed upon any deliveries or transfers by an executor or administrator to a legatee, heir or distributee of real estate, or the beneficial interest therein, if it is shown to the satisfaction of the Department of Revenue that the value thereof is not greater than the amount of the tax that would otherwise be imposed on such delivery or transfer.

B. The tax exacted by Sections 200.1-2 and 200.1-3 of this Chapter, where applicable, shall be exempt where the transaction is effected by operation of law or upon delivery or transfer in the following instances:

1. From a decedent to his executor or administrator;
2. From a minor to his guardian or from a guardian to his ward upon attaining majority;
3. From an incompetent to his conservator, or similar legal representative, or from a conservator or similar legal representative to a former incompetent upon removal of disability;
4. From a bank, trust company, financial institution, insurance company, or other similar entity, or nominee, custodian, or trustee thereof, to a public officer or commission, or person designated by such officer or commission, or by a court, in the taking over of its assets, in whole or in part, under state or federal law regulating or supervising such institutions, nor upon redelivery or retransfer by any such transferee or successor thereto;
5. From a bankrupt or person in receivership due to insolvency to the trustee in bankruptcy or receiver, from such receiver to such trustee or from such trustee to such receiver, nor upon redelivery or retransfer by any such transferee or successor thereto;
6. From a transferee under paragraphs 1 to 5, inclusive, to his successor acting in the same capacity, or from one such successor to another;
7. From a foreign country or national thereof of the United States or any agency thereof, or to the government of any foreign country directed pursuant to the authority vested in the president of the United States by Section 5(b) of the Trading with the Enemy Act (40 Stat. 415), as amended by the First War Powers Act (55 Stat. 839);
8. From trustees to surviving, substitute, succeeding or additional trustees of the same trust;
9. Upon the death of a joint tenant or tenant by the entirety, to the survivor or survivors.

C. The Department of Revenue may require that each such delivery or transfer be accompanied by a certificate setting forth facts substantiating the exemptions herein provided.

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