

SPECIAL WARRANTY DEED
(Corporation to individual)
(Illinois)

COUNTY OF ILLINOIS
REC'D FOR RECORD
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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 5th day of February, 1993, between 53rd & Cottage Grove Building Corp.

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 consideration 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:

Above Space For Recorder's Use Only COOK CO. NO. 018

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

Subject to the matters described on Exhibit "B"

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB 23 1993
DEPT. OF REVENUE
932.00
DIB 77

Together with all and singular the hereditaments and appurtenances therunto 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): 20-11-306-022
Address(es) of real estate: 5239 South Cottage Grove, Chicago, Illinois 60615

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.

53rd & Cottage Grove Building Corp.,
an Illinois corporation
(Name of Corporation)

By M. A. Tanguay, President
Attest: James A. Kartheiser, Secretary
James A. Kartheiser, Secretary

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
FEB 23 1993
DEPT. OF REVENUE
832.00
P.B. 10885

This instrument was prepared by Suzanne Bessette-Smith, Esq., Nagelberg Smith & Boruszak, P.C.
(NAME AND ADDRESS) 303 W. Madison St., Suite 1700
Chicago, Illinois 60606

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

SEND SUBSEQUENT TAX BILLS TO:
State Farm Mutual Automobile Ins Co
One State Farm Plaza
Bloomington, IL 61710
COOK COUNTY
BOX 333

UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Suzanne Bessette-Smith, 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 XXXXXXX President of 53rd & Cottage Grove Building Corp.,
an Illinois corporation, and James A. Kartheiser, personally known to me to be the
XXXXXXXXXXXXXXXXXX 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 XXXXXXXXXXXXXXXXXX President and XXXXXXXXXXXXXXXXXX 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 5th day of February, 19 93
Suzanne Bessette-Smith
Notary Public
Commission expires _____

0 1 0 8 1 0 0
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP FEB 2 1993
No. 11424
932.00

"OFFICIAL SEAL"
Suzanne Bessette-Smith
Notary Public, State of Illinois
My Commission Expires 1/15/95

93141211

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

The North half (1/2) of Lot 17 and all of Lots 18 and 19 (except the West 17 feet of said Lots taken for street) in the resubdivision of Block 10 of Draxel and Smith's Subdivision of the West half (1/2) of the Northwest quarter (1/4) of the West half (1/2) of the West half (1/2) of the Southwest quarter (1/4) of Section 11, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Lots 4 and 5 (except the West 17 feet for street) and all of Lots 1, 2, and 3 in S. B. Foster Subdivision of Lots 15, 16, and South half (1/2) of Lot 17 a resubdivision of Block 10 of Draxel and Smith Subdivision of the West half (1/2) of the Northwest quarter (1/4) of the West half (1/2) of the West half (1/2) of the Southwest quarter (1/4) of Section 11, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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Exhibit "B" 1 1 1 1

General Real Estate Taxes on the land for the years 1992 and 1993.

Tax Number: 20-11-306-022, Volume 254

Note: 1991 taxes and prior years are marked exempt. We should be furnished evidence that subject land is entitled to said exemption

Note: 1992 taxes and 1993 taxes are not yet due and payable.

~~Rights and claims of tenants in possession or with rights to possession under unrecorded leases, and rights of all parties claiming by and through any leases.~~

Rights of the public, the municipality and the State of Illinois in and to part of the land taken or used for roads and highways, if any.

Rights of way for drainage lines, ditches, feeders and laterals, if any.

Terms, provisions, conditions and limitations of the Urban Renewal Plan recorded November 7, 1958 as Document 18210123.

Covenants, conditions and restrictions and agreements contained in quit claim deed from City of Chicago, a municipal corporation of Illinois to Egami Realty and Development Corporation dated January 18, 1972 and recorded March 7, 1972 as Document 21829165 relating to:

- (a) Use of the land as specified in the applicable provisions of the Urban Renewal Plan, a certified copy of which was recorded as Document Number 18240483 and in the contract for sale of the land dated December 27, 1971; and
- (b) Prohibition of the execution of any agreement, lease, conveyance or other instrument whereby any part of the land is restricted upon the basis of race, creed or color in the sale, lease or occupancy thereon.

Rights of State Farm Mutual Automobile Insurance Company, an Illinois corporation, as contract purchaser under that certain unrecorded letter agreement dated August 26, 1991, by and among Riverfront Park Associates, Ltd., an Illinois corporation, Tanguay-Burke-Stratton Construction Company, an Illinois corporation, and State Farm Mutual Insurance Company, unrecorded assignment thereof dated September 30, 1991, from Riverfront Park Associates, Ltd., to 53rd & Cottage Grove Building Corporation, an Illinois corporation under the rights and obligations of said letter agreement.

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