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SPECIAL WARRANTY DEED

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THIS INDENTURE, made as of the 1st day of April, 1993, between Hampton Drive Apartments Limited Partnership, an Arizona limited partnership, by Intervest Western Acquisitions, Inc., its General Partner, 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, party of the first part, and LTB, Inc., an Illinois corporation, 1569 Sherman, Evanston, Illinois, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt of whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does GRANT, SELL AND CONVEY unto the said party of the second part, and to its heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows to wit:

See Exhibit A attached hereto

SUBJECT TO: Real estate taxes for 1992 and subsequent years; covenants, conditions and restrictions of record; zoning and building codes, public, private and utility easements, roads and highways, party wall agreements, if any, existing leases and tenancies, mortgages and trust deeds of record, matters of survey, special taxes or assessments for improvements not yet completed, installments not due at the hereof of any special tax or assessment for improvements heretofore completed, service and concession contracts, that certain foreclosure proceeding filed in the United States District Court for the Northern District of Illinois, Eastern Division as Case No. 91 C-1172 and the rights of Realty and Mortgage Co., as receiver of the real property or anyone claiming by, through or under the Receiver.

Together with all and singular and 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 said party of the first party, 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 said party of the second part, its successors and assigns forever.

PROPERTY ADDRESS: 14 E. Elm, Chicago, Illinois
 P.I.N. 17-04-407-013
 17-04-407-014

Exempt under the provisions of Paragraph (e) of Section 4 of the Illinois Real Estate Transfer Act

Agent for Grantor

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COOK COUNTY CLERK
 1993 MAR 31 PM 12:18

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11/11/2011 10:11:11 AM

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Secretary, the day and year first above written.

HAMPTON DRIVE APARTMENTS LIMITED PARTNERSHIP
By: Intervest Western Acquisitions, Inc..
General Partner

By: [Signature]
Its: President

Attest: [Signature]
Its: Vice President

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, Nancy C Phillips, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Barry L. Lazarus personally known to me to be the President of the corporation, and Richard F. Busdorf personally known to me to be the Vice President 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 Vice President, they signed and delivered the said instrument as President and Vice President of said corporation, and caused the corporate seal of said corporation to be affixed thereto pursuant to authority act, 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 29th day of March, 1993.

Nancy C Phillips
Notary Public

Commission Expires: _____

" OFFICIAL SEAL "
NANCY C. PHILLIPS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/30/96

This instrument prepared by
and return to after recording to:
Elliot B. Kamenear, Esq.
2901 Butterfield Road
Oak Brook, IL 60521

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EXHIBIT A
Legal Description
14 W. Elm
Chicago, IL

Lots 11 and 12 in Walter S. Newberry's Subdivision of Block 24 in Busnell's Addition to Chicago in the East 1/2 of the Southeast 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

PIN Nos.: 17-04-407-013
17-04-407-014

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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.

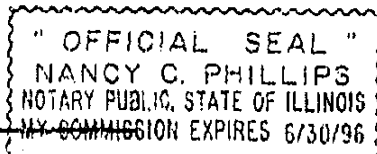
Hampton Drive Apartments Limited Partnership
By: Interwest Western Acquisitions, Inc., General Partner
Signature: [Signature]
Grantor or Agent

Dated March 29, 1993

Signature: [Signature]

Subscribed and sworn to before me by the said Richard F. Ruwand this 29th day of March, 1993.

Notary Public Nancy C Phillips



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.

LTB, Inc.

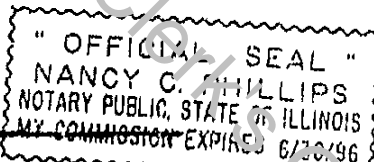
Dated March 29, 1993

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said Lawrence Starkman this 29th day of March, 1993.

Notary Public Nancy C Phillips



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.)

Re: Grant & Bargain Deed/Assignment-of-Beneficial-Interest-from

Hampton Drive Apartments Limited Partnership

to LTB, Inc.

dated _____

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