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94423371

SPECIAL WARRANTY DEED

This Indenture, made this 31st day of March, A.D. 1994,

between THE UNIVERSITY OF CHICAGO, an Illinois corporation, party of the first part, and

THE WOODLAWN PRESERVATION AND INVESTMENT CORPORATION, AN ILLINOIS CORPORATION

of the City of Chicago in the County of Cook and State of 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 (\$ 10.00 )

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of its Board of Trustees, has, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part,

and to its SUCCESSORS and assigns, FOREVER, all the following described lot, piece or parcel, of land, situate in the County of Cook and State of Illinois known and described as follows, to-wit:

The West One Hundred seventy-three and 5/100 (173.05) feet of the North Fifty (50) feet of Block Three (3) in Bushy's subdivision of the South Half (1/2) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Thirty-eight (38) North, Range Fourteen (14), East of the Third Principal Meridian.

\* CHARLES

P. I. N. Number 20-14-310-00

exempt under the real estate transfer Act section 4 paragraph 6.

Commonly known as 1001-21 East 51st Street

Leah Moore 515194 Agent

COOK COUNTY ILLINOIS FILED FOR RECORD

MAY 11 AM 10:43

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Together with all and singular the hereditaments and appurtenances thereto 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 said 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 said party of the second part, its SUCCESSORS and assigns forever.

And the said THE UNIVERSITY OF CHICAGO, party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the said party of the second part, its SUCCESSORS 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 encumbered 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.

The within conveyance is hereby made subject to the following:

- (1) General taxes for the year 1993 and subsequent years; (2) Special taxes or assessments or improvements not yet completed; (3) Installments of special taxes or assessments not due at the date hereof; (4) Building and building and liquor restrictions of record; (5) Zoning and building laws or ordinances; (6) Party walls and party-wall rights or agreements and easements, if any; (7) Existing leases; (8) Restrictions and limitations by laws or ordinances governing or relating to use and occupancy of said premises; (9) Rights of all persons claiming by, through or under the Grantee; (10)

and to the condition that said property will be used only for single family or townhouse development and that said development will be under construction by January 1, 1996, and completed by January 1, 1999, and in the event of a breach of any of the aforesaid conditions, all rights, title and interest in and to the above described property shall at the option of the Grantor, if exercised within 1 year of said breach, revert to and become the property of the Grantor, who shall have immediate right of entry thereon and possession thereof, and upon the exercise of said option the Grantee, its successors or assigns shall forfeit all rights, title and interest in and to the above described property and any and all improvement thereon, provided that if said option is not exercised within the aforesaid time period, the Grantor's rights of re-entry and repossession as heretofore provided shall be terminated; (11) and to the condition that all taxes, insurance, and other costs of transfer, including title-related expenses, shall be paid by Grantee.

An 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 a Vice President, and attested by an Assistant General Counsel, the day and year hereinbefore written.

THE UNIVERSITY OF CHICAGO

BOX 333-CTI

By: [Signature] Vice President
[Signature] Eric M. [Signature] Assistant General Counsel

7494587 DO 1857647

Handwritten initials

Vertical stamp

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# SPECIAL WARRANTY

## DEED

Prepared by:  
THE UNIVERSITY OF CHICAGO

an Illinois Corporation

see Dearborn Chicago IL 60606

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Made to:

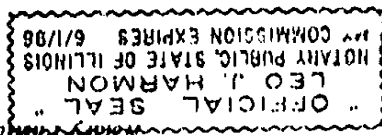
Davis, Miner, Barnhill & Galland

14 West Erie Street

Chicago, IL 60610

ATTN: Leah Moore

Property of Cook County Clerk's Office



My commission expires: \_\_\_\_\_ 1998

GIVEN under my hand and notarial seal this 21ST day of MARCH, 1994.  
I, LEO J. HARMON, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CADE MOORE, of DEARBORN, CHICAGO, IL, personally known to me to be the Treasurer of THE UNIVERSITY OF CHICAGO, an Illinois corporation, and personally known to me to be an Assistant Secretary, 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 Treasurer and Assistant Secretary they signed and delivered the said instrument as Treasurer and Assistant Secretary of the Board of Trustees of said corporation, and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Trustees 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.

LEAH MOORE

9444233371

STATE OF ILLINOIS  
COUNTY OF COOK

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STATEMENT BY GRANTOR AND GRANTEE 3 3 7 1

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 5/5, 1994 Signature: Leah Moore  
Grantor or Agent

Subscribed and sworn to before me by the  
said Leah Moore this  
5<sup>th</sup> day of May, 1994.

Notary Public Donna R. Adelman

"OFFICIAL SEAL"  
Donna R. Adelman  
Notary Public, State of Illinois  
My Commission Expires 3/22/98

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 5/5, 1994 Signature: Leah Moore  
Grantee or Agent

Subscribed and sworn to before me by the  
said Leah Moore this  
5<sup>th</sup> day of May, 1994.

Notary Public Donna R. Adelman

"OFFICIAL SEAL"  
Donna R. Adelman  
Notary Public, State of Illinois  
My Commission Expires 3/22/98

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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