

# UNOFFICIAL COPY

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## WARRANTY DEED Statutory (Illinois)

94447722

COOK  
CD. NO. 016

5 1 9 0 7

THE GRANTOR, National Wrecking Company, a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to American National Bank and Trust Company of Chicago, as Trustee, under Trust Agreement dated March 24, 1993 and known as Trust No. 116762-02, having its principal office at 33 N. LaSalle Street, Chicago, IL 60690, County of Cook, State of Illinois all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
MAY 1994  
10.00

See Exhibit A attached hereto and made a part hereof.

Subject to those matters set forth in Exhibit B attached hereto and made a part hereof.

Subject to taxes not yet due and payable.

Permanent Real Estate Index Number(s): 14-30-319-026-0000, 14-30-319-027-0000 & 14-30-319-028-0000  
Address(es) of Real Estate: 2500 N. Elston

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 VICE President, and attested by its ASST. Secretary, this 12th day of May, 1994

National Wrecking Company

IMPRESS  
CORPORATE  
SEAL

By:   
VICE President

Attest:  
COOK COUNTY, ILLINOIS ASST. Secretary  
FILED FOR RECORD

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

MAY 18 PM 2:29 94447722

COOK COUNTY  
REVENUE  
MAY 1994  
05.00

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that PAUL M. MANDELL personally known to me to be the VICE President of the NATIONAL WRECKING COMPANY, a corporation, and ALLEN E. MANDELL personally known to me to be the ASST. 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 VICE President and ASST. Secretary, they signed and delivered the said instrument and cause of 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.

Gives Under my hand and official seal this 12<sup>th</sup> day of MAY, 1994.

OFFICIAL SEAL  
CHERYL B CAMPBELL  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/03/97

Notary Public

This instrument was prepared by Donna L. Madkin, for Katten Muchin & Zavis, 525 W. Monroe St., #1800 Chicago, IL 60661

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
MAY 1994  
75.00

After Recording Return to:

Thomas W. Murphy, Esq.  
Johnson & Bell, Ltd.  
222 N. LaSalle St.  
Suite 2200  
Chicago, IL 60601

Mail Tax Bills to:

American National Bank & Trust Co.  
of Chicago as Trustee, under  
Trust No. 116762-02, dated 3/24/93  
33 N. LaSalle St.  
Chicago, IL 60690

BOX 333-CTI

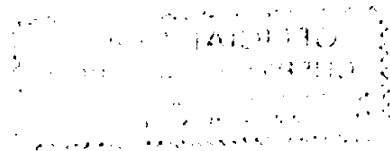
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2025-01-08 10:00:00

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## EXHIBIT A

THAT PART OF LOTS 2 AND 3 IN THE RESUBDIVISION OF LOTS 1 AND 2 OF OWNER'S SUBDIVISION OF LOT 12 (EXCEPT THE EAST 73 FEET THEREOF) IN ASSESSOR'S SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHEASTERLY LINE OF N. LEAVITT STREET AT A POINT 10.00 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY CORNER OF LOT 2 AFORESAID, AND RUNNING THENCE SOUTHEASTWARDLY ALONG A LINE WHICH IS 10.00 FEET SOUTHWESTERLY FROM AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 314.93 FEET, TO A POINT OF CURVE IN SAID PARALLEL LINE, BEING THE POINT OF BEGINNING FOR THAT PART OF SAID LOTS 2 AND 3, HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTHEASTWARDLY ALONG A SOUTHEASTWARDLY EXTENSION OF LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 143.02 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF LOT 3 AFORESAID; THENCE EASTWARDLY ALONG SAID SOUTHERLY LINE OF LOT 3 AND ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 102.20 FEET TO AN INTERSECTION WITH THE SOUTHWESTWARDLY LINE OF THE NORTHEASTERLY 10.00 FEET OF SAID LOT 2; THENCE NORTHWESTWARDLY ALONG SAID LAST DESCRIBED LINE, BEING HERE A STRAIGHT LINE, A DISTANCE OF 1.60 FEET TO A POINT OF CURVE IN SAID LINE AND THENCE CONTINUING NORTHWESTWARDLY ALONG SAID SOUTHWESTERLY LINE OF THE NORTHEASTERLY 10.00 FEET OF LOT 2, BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, WITH A RADIUS OF 302.94 FEET, A DISTANCE OF 224.72 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P:W

14-31-2009 026

14-30-2009 027

14-30-2009 028

Commonly known as 300 Clark Chicago, Illinois

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2025/01/14

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## EXHIBIT B

Subject to:

1. General real estate taxes not yet due and payable.
2. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
3. Encroachment of fence and gate located mainly on the property north and adjoining the land over and across the southeasterly corner of the land and the southerly line of the land by undisclosed amounts as disclosed by the survey made by Chicago Guarantee Survey Company dated March 24, 1993 as Order No. 9208021-B-1.
4. Existing unrecorded Leases and all rights thereunder of the Lessees and of any person or party claiming by, through or under the Lessees.
5. Encroachment of concrete area located mainly on the land over and onto property northeasterly and adjoining by 3.39 feet as disclosed by survey aforesaid.
6. Encroachment of one story brick building located mainly on property southwesterly and adjoining over and onto the land by 0.33 feet northeasterly as disclosed by survey aforesaid.
7. Acts done, suffered or caused by Grantee or its beneficiaries.

DOCUMENT #: CHG001 (59445-00017-3) 91832.1; DATE: 07/17/94; TIME: 14:27

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