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THIS INDENTURE, made this 19th day of May, 1994, between WIN REALTY HOLDINGS, INC.

94467880

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 AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee u/t/a dated April 28, 1994 and known as Trust Number 118238-04
(NAME AND ADDRESS OF GRANTEE)

DEPT-01 RECORDING \$27.00
T43333 TRAM 9986 05/25/94 1211100
67036 & LC *--94-467880
COOK COUNTY RECORDER

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and NO/100 Dollars and

Above Space For Recorder's Use Only

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:

See legal description attached hereto as "Exhibit "A" and made a part hereof.

FIRST AMERICAN TITLE INSURANCE # 073756 185

[Handwritten scribbles and signatures]

Together with all and singular 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 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: See "Exhibit B"

Permanent Real Estate Index Number(s): 17-10-106-007
Address(es) of real estate: 140-160 East Huron Street, Chicago, Illinois 60610

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 vice President, and attested by its Secretary, the day and year first above written.

WIN REALTY HOLDINGS, INC.
(Name of Corporation)

By [Signature]
VICE President

Attorn Secretary

This instrument was prepared by ABRAHAM TRIEGER ESQ. 33 W. MONROE ST 21st FL. CHICAGO, ILL. 60603
(NAME AND ADDRESS)



Abraham Trieger
33 W. Monroe 21st Floor
Chicago, Ill 60603

SEND SUBJECT TAX RECEIPT TO
AMERICAN MUTUAL MANAGEMENT CO
407 W. GARDEN
SUITE 1900
210 W. PITTSBURGH BLVD
PHILADELPHIA, PA 19106

94467880

UNOFFICIAL COPY

STATE OF NEW YORK
COUNTY OF NEW YORK

I, Robin M. Datz, a notary public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOAN F. KREY
personally known to me to be the VICE President of WIN REALTY HOLDINGS, INC.,
a DELAWARE corporation, and ~~personally known to me to be the~~
~~Secretary of said corporation~~, and personally known to me to be the same person whose
name ~~is~~ subscribed to the foregoing instrument, appeared before me this day in person and ~~separately~~
acknowledged that as such VICE President and ~~Secretary~~ SIC 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~~ her 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 19 day of May, 1994.

Robin M. Datz
Notary Public

Commission expires _____
ROBIN M. DATZ
Notary Public, State of New York
No. DJ DAS023062
Qualified in Nassau County
Commission Expires Jan. 31, 1996

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 25 84 DEPT. OF REVENUE
988.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 25 84 DEPT. OF REVENUE
988.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 25 84 DEPT. OF REVENUE
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MAY 25 84 DEPT. OF REVENUE
988.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 25 84 DEPT. OF REVENUE
651.00

Box _____

34467800
SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE
LEGAL FORMS

UNOFFICIAL COPY

9 1 1 0 5 / 1 1 1 1

EXHIBIT A

THE SOUTHEAST 1/4 (EXCEPT THE WEST 1 1/2 FEET THEREOF) OF
BLOCK 45 OF KINZIE'S ADDITION TO CHICAGO IN THE NORTH
FRACTIONAL 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PERMANENT TAX NUMBER: 17-10-106-007 VOL. 501
ADDRESS OF PROPERTY: 140-160 EAST HURON STREET
CHICAGO, ILLINOIS

OK
MK

Property of Cook County Clerk's Office

94467880

UNOFFICIAL COPY

EXHIBIT B TO SPECIAL WARRANTY DEED

1. GENERAL TAXES FOR THE YEAR(S) 1993, 1994 AND SUBSEQUENT YEARS.

2. LEASE EXECUTED BY SAKS AND COMPANY, AS LESSOR, AND LAKESHORE NATIONAL BANK, AS TRUSTEE UNDER A TRUST AGREEMENT DATED SEPTEMBER 30, 1968, AND KNOWN AS TRUST NUMBER 2158, AS LESSEE, DATED NOVEMBER 5, 1968, A MEMORANDUM OF WHICH WAS RECORDED APRIL 8, 1969 AS DOCUMENT NO. 20804412, AS AMENDED NOVEMBER 5, 1968, MAY 25, 1970, JUNE 18, 1971 AND FEBRUARY 15, 1977, DEMISING THE LAND FOR A TERM OF YEARS; AND THE TERMS AND PROVISIONS THEREOF.

3. SUBLEASEHOLD ESTATE CREATED IN AND BY THAT CERTAIN INDENTURE OF LEASE DATED JULY 1, 1971 MADE BY SAKS AND COMPANY, AS SUBLESSOR, AND CLARIDGES PARKING CORPORATION, AS SUBLESSEE, AS DISCLOSED BY AGREEMENT REGARDING COMMENCEMENT OF TERM OF GARAGE SUBLEASE DATED MAY 1, 1973 AND RECORDED JULY 30, 1973 AS DOCUMENT NO. 22419030, AS AMENDED DECEMBER 21, 1972, MAY 1, 1973 AND FEBRUARY 15, 1977 AND EVIDENCED BY MEMORANDUM OF GARAGE SUBLEASE DATED AS OF JULY 15, 1980 AND RECORDED SEPTEMBER 22, 1980 AS DOCUMENT NO. 25592895, DEMISING THE LAND FOR A TERM OF YEARS, AND THE TERMS AND PROVISIONS THEREOF.

4. GARAGE LEASE MADE BY LAKE SHORE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1968, AND KNOWN AS TRUST NO. 2158, LESSOR, TO SAKS & COMPANY, A NEW YORK CORPORATION, LESSEE, FOR A TERM OF 25 YEARS, AND THE COVENANTS AND CONDITIONS AS THEREIN CONTAINED, AS DISCLOSED BY MEMORANDUM DATED APRIL 27, 1971 AND RECORDED JUNE 28, 1971 AS DOCUMENT NO. 21525963.

ASSIGNMENT OF GARAGE LEASE (AS TO AN UNDIVIDED 18.2% INTEREST) MADE FEBRUARY 20, 1985, BY LAKE SHORE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1968, AND KNOWN AS TRUST NO. 2158, TO RCP, INC., AN ILLINOIS CORPORATION, RECORDED FEBRUARY 22, 1985 AS DOCUMENT NO. 27451777.

ASSIGNMENT OF GARAGE LEASE (AS TO AN UNDIVIDED 81.8% INTEREST) MADE FEBRUARY 20, 1985, BY LAKE SHORE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1968 AND KNOWN AS TRUST NO. 2158, TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 1984, AND KNOWN AS TRUST NO. 109164, RECORDED FEBRUARY 27, 1985 AS DOCUMENT NO. 86080510.

ASSIGNMENT OF GARAGE LEASE (AS TO AN UNDIVIDED 18.2% INTEREST) BY INSTRUMENT DATED FEBRUARY 20, 1985 MADE BY RCP, INC., TO LAKE SHORE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1984 AND KNOWN AS TRUST NO. 4967, RECORDED FEBRUARY 22, 1985 AS DOCUMENT NO. 27451783 AND BY INSTRUMENT RECORDED FEBRUARY 22, 1985 AS DOCUMENT NO. 27451785.

ASSIGNMENT OF GARAGE LEASE (AS TO AN UNDIVIDED 81.8% INTEREST) BY INSTRUMENT DATED FEBRUARY 20, 1985 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 15, 1984 AND KNOWN AS TRUST NO. 109164 TO LAKE SHORE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1984 AND KNOWN AS TRUST NO. 4967 RECORDED FEBRUARY 22, 1985 AS DOCUMENT NO. 27451784.

5. AGREEMENT RE: COMMENCEMENT OF TERM OF GARAGE LEASE MADE MAY 1, 1973, BY AND BETWEEN LAKE SHORE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1968, AND KNOWN AS TRUST NO. 2158, AND SAKS & COMPANY, A NEW YORK CORPORATION, WHEREIN IT IS ESTABLISHED THAT THE LEASE, A MEMORANDUM OF WHICH WAS RECORDED AS DOCUMENT NO. 21525963, AND NOTED ABOVE AT NO. 3, WILL COMMENCE ON NOVEMBER 1, 1972, SAID AGREEMENT RECORDED JULY 30, 1973 AS DOCUMENT NO. 22419029.

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