

SPECIAL WARRANTY DEED
(Corporate or Individual)
(Illinois)

UNOFFICIAL COPY

94590996

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 29th day of June,
19 94, between ANBB OPERATING COMPANY VIII

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 MIDTOWN EDUCATIONAL FOUNDATION, an Illinois not for profit
corporation
718 South Loomis, Chicago, Illinois 60607

(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 NO/100
(\$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:

Legal description attached hereto as Exhibit A and made a part hereof.

DEPT-01 RECORDING \$29.50
T40000 TRAN 8503 07/07/94 11:27:00
#8330 # C J # -94-590996
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

94590996

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: those matters set forth on Exhibit B attached hereto and made a part hereof.

17-17-226-013 (Easement Parcel)
Permanent Real Estate Index Number(s): 17-17-226-009, 17-17-226-010, 17-17-226-011 and 17-17-226-012
Address(es) of real estate: 310 South Peoria Street, Chicago, Illinois 60607

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 SECRETARY the day
and year first above written.

ANBB OPERATING COMPANY VIII
(Name of Corporation)
By [Signature]
VICE President

This instrument was prepared by MICHAEL B. MANUEL, ESQ., 55 E. Monroe St., Suite 3700, Chicago, IL 60603
(NAME AND ADDRESS)

E 116756 / N 940 665



Carmen Speranza, Esquire
Speranza, Bates and DePree
(Name)
560 Oakwood Avenue, Suite 101
(Address)
Lake Forest, Illinois 60045
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
Midtown Educational Foundation
718 S. Loomis
CHICAGO, IL 60607
(City, State and Zip)

2950

OR RECORDER'S OFFICE (ILL. 94)

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK ss.

I, Liliana Huante, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ann B. Josephson personally known to me to be the Vice President of ANBB Operating Company VIII, a n Illinois corporation, ~~and personally known to me to be the same persons whose~~ 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~~ she 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 24th day of June, 1994.
Liliana Huante
Notary Public

Commission expires _____



94590996

REAL ESTATE TRANSFER TAX
650.00
JUL 1994

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
650.00
JUL 1994

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
650.00
JUL 1994

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:

LOT 3 (EXCEPT THE WEST 10 FEET) AND LOT 4 (EXCEPT THE WEST 10 FEET OF THE NORTH 1/2 THEREOF) LOT 5 (EXCEPT THE WEST 10 FEET THEREOF) AND LOT 6 (EXCEPT THE SOUTH 9 FEET THEREOF) IN BLOCK 18 IN DUNCAN'S ADDITION TO CHICAGO IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A PARKING LOT ON THE LAND DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF LOT 6 IN BLOCK 18 IN DUNCAN'S ADDITION TO CHICAGO IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 310 South Peoria Street
Chicago, Illinois

PERMANENT TAX NUMBER: 17-17-226-009; 17-17-226-010;
17-17-226-011; 17-17-226-012
and 17-17-226-013 (Parcel 2)

94590996

Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

1. General Taxes for the Second Installment of 1993 and subsequent years;
2. Easement in favor of premises to the North and adjoining for ingress and egress, placement of scavengers, dumpsters, and to place and maintain utility improvements as created by Easement Agreement Chicago Title and Trust Company as trustee under Trust Number 1083468 and LaSalle National Bank as trustee under Trust Number 108940 recorded December 14, 1984 as Document 27370082 and amended by Document Number 88456792.

(Affects the North 15.4 feet of Lot 3)
3. Reservation of the West 10 feet of the North 1/2 of Lot 6 for a private alley, as created in Deed dated February 26, 1867 and recorded March 8, 1867 in Book 381, from J. Young Scammon and others, to Donie B. Parker.

(Affects Parcel 1)
4. Rights of the public, the City of Chicago and adjoining owners in and to that part of the land taken or used for an alley.

(Affects Parcel 1)
5. Terms, provisions, and conditions relating to the easement described as Parcel 2 in the instrument creating such easement.
6. Rights of the adjoining owner and owners to the concurrent use of the easement described as Parcel 2 on Exhibit A to this Deed.
7. Rights of tenants under existing unrecorded leases and of all parties claiming by, through or under them.
8. Assignment from Beaven Companies, Inc., to Manufacturers Life Insurance Company dated April 14, 1993 and recorded May 17, 1993 as Document Number 93370791.
9. Rights or claims of parties in possession not shown by the public records.
10. Easements, or claims of easements, not shown by the public records.
11. Taxes, or special assessments which are not shown as existing liens by the public records.

UNOFFICIAL COPY

12. Encroachments as set forth on Survey by National Survey Service, Inc. last dated March 15, 1994 as Order Number N-118451 as set forth below:

- A. Brick at roof level by up to 0.11 feet on each line
- B. Coping at roof level by up to 0.11 feet on each line
- C. Ledge at 2nd floor by up to 0.28 feet on east line
- D. East face of stone overhang and stone column by up to 1.75 feet on east line

Property of Cook County Clerk's Office

91590993

UNOFFICIAL COPY

Property of Cook County Clerk's Office