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912/AN.DEB
05/24/94

PREPARED BY:
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Hinshaw & Culbertson
222 North LaSalle Street
Chicago, Illinois 60601

RETURN AFTER RECORDING TO:
~~Randy Cussis, Esq.~~ Allen Shapiro, Esq.
111 West Washington Street #1421
Chicago, Illinois 60601

94654701

SPECIAL WARRANTY DEED

. DEPT-01 RECORDING \$29.50
. T1111 TRAN 6058 07/26/94 14:14:00
. #8077 : CG * -94-654701
. COOK COUNTY RECORDER

THIS INDENTURE, made this 25 day of July, 1994, between CONNECTICUT MUTUAL LIFE INSURANCE COMPANY, a Connecticut corporation, party of the first part, and ALEXIS A. GIANNOULIAS, 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 in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of its Board of Directors, 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, including buildings and improvements located thereon, situated in the County of Cook and State of Illinois which is described on Exhibit "A" attached hereto and made a part hereof, subject to those matters on Exhibit "B" attached hereto.

TOGETHER WITH all and singular the hereditament 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 hereditament 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, successors and assigns forever.

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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, 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under the party of the first part.

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 _____
Senior Investment Officer and attested by its Assistant Secretary
the day and year first above written.

ATTEST:

CONNECTICUT MUTUAL LIFE INSURANCE
COMPANY, a Connecticut corporation

By:

Jolyan A. Butler
Title: Jolyan A. Butler
Assistant Secretary

By:

[Signature]
Title: Senior Investment Officer

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SEND SUBSEQUENT TAX BILLS TO:

United Investors Management
4930 W. Diversey
Chicago, Ill.
60639

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 9.00 FEET OF LOT 6 IN BLOCK 18 IN DUNCAN'S ADDITION TO CHICAGO (EXCEPT THE PORTION TAKEN BY THE CITY OF CHICAGO FOR ALLEY) BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

PARCEL 2:

LOT 7 AND 8 IN BLOCK 18, IN DUNCAN'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 910 West Van Buren Street
Chicago, Illinois

Permanent Tax Identification No.: 17-17-226-013

17-17-226-014

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR 1993, 2ND INSTALLMENT, AND SUBSEQUENT YEARS.
2. RIGHTS OF TENANTS UNDER EXISTING UNRECORDED LEASES AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM.
3. ANY EXISTING ENCROACHMENTS, OVERAGES, UNRECORDED EASEMENTS AND OTHER ADVERSE MATTERS DISCLOSED BY SURVEY DELIVERED BY THE PARTY OF THE FIRST PART TO THE PARTY OF THE SECOND PART.
4. RECIPROCAL EASEMENT AND PARKING AGREEMENT MADE JUNE 3, 1986, BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER A TRUST AGREEMENT DATED MAY 20, 1983, AND KNOWN AS TRUST NUMBER 1083468, AND LAGRANGE BANK AND TRUST COMPANY, AS TRUSTEE UNDER A TRUST AGREEMENT DATED SEPTEMBER 22, 1982, AND KNOWN AS TRUST NUMBER 6977, RECORDED JUNE 11, 1986 AS DOCUMENT 86237248, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AND PARKING AGREEMENT RECORDED APRIL 20, 1987 AS DOCUMENT 87206170, AND THE TERMS AND PROVISIONS THEREOF.

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