

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED

94176062

THIS SPECIAL WARRANTY DEED is made and entered into this 22 day of January, 1994, by and between **PEERLESS WEIGHING AND VENDING MACHINE CORPORATION**, 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, ("Grantor"), and **THE ORCHESTRAL ASSOCIATION**, an Illinois not-for-profit corporation of 220 South Michigan Avenue, Chicago, Illinois 60604 ("Grantee").

## WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has bargained and sold and does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, its successors and assigns, FOREVER all of Grantor's interest in the real estate and improvements located in Chicago, Cook County, State of Illinois (the "Land"), as more particularly described on Exhibit A attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any way appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title and interest, claim or demand whatsoever, of Grantor, either in law or in equity, of, in and to the Land with hereditaments and appurtenances (including, without limitation, all adjacent roadways, rights of way, and alleys, to the extent Grantor has an interest therein, all oil, gas and other mineral rights and all easements and other rights appurtenant to such Land): TO HAVE AND TO HOLD the Land, with the appurtenances, unto Grantee, its successors and assigns forever.

Grantor, for itself and its successors does hereby covenant, promise and agree, to and with the Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the Land are or may be, in any manner alienated, incumbered or charged, except as herein stated, and that, subject to the Permitted Exceptions, as set forth on Exhibit B, attached hereto and made a part hereof, Grantor will WARRANT AND DEFEND the Land, against all persons lawfully claiming, or to claim the same, by, through or under, Grantor.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its duly authorized officer, the day and year first above written.

**PEERLESS WEIGHING AND  
VENDING MACHINE CORPORATION,**  
a Delaware corporation

By: [Signature]  
Name: Donald C. Rockola  
Title: President

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

The foregoing instrument was acknowledged before me this 22 day of Feb, 1994, by Donald C. Rockola, as President of Peerless Weighing and Vending Machine Corporation, a Delaware corporation, and on behalf of said corporation.

My commission expires: \*\*\*\*\*  
"OFFICIAL SEAL"  
JULIA B. TAYLOR  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires Aug. 21, 1997  
\*\*\*\*\*

(Seal of Notary)

[Signature]  
Notary Public

This Instrument Prepared By:

Bruce D. Loring, Esq.  
Rudnick & Wolfe  
203 North LaSalle Street  
Chicago, Illinois 60601-1293  
(312) 368-4000

After recording, this instrument should be returned to:

Robert K. Hagan, Esq.  
Mayer, Brown & Platt  
190 South LaSalle Street  
Chicago, Illinois 60603

Send Subsequent Tax Bills to:

**THE ORCHESTRAL ASSOCIATION**  
220 South Michigan Avenue  
Chicago, Illinois 60604  
Attention: Director of Finance

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## EXHIBIT A

### LEGAL DESCRIPTION OF LAND

#### PARCEL 1:

THE WEST 1/2 OF LOT 2 IN BLOCK 5 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EAST 1/2 OF LOT 2 IN BLOCK 5 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOT 3 IN BLOCK 5 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

THE NORTH 2/3 OF LOT 6 IN BLOCK 5 IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 5:

THE SOUTH 1/3 OF LOT 6 IN BLOCK 5 IN FRACTIONAL SECTION 15 IN TOWNSHIP 39 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 6:

THE NORTH 3/4 OF LOT 7 IN BLOCK 5 IN FRACTIONAL SECTION 15 IN TOWNSHIP 39 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN. 17-15-105-001  
17-15-105-002  
17-15-105-003  
17-15-105-004  
17-15-105-005  
17-15-105-006  
17-15-105-007  
17-15-105-008

#### Commonly known as:

63 East Adams, Chicago, Illinois  
59 East Adams, Chicago, Illinois  
207 South Wabash, Chicago, Illinois  
219 South Wabash, Chicago, Illinois  
221-223 South Wabash, Chicago, Illinois  
227-229 South Wabash, Chicago, Illinois  
231-235 South Wabash, Chicago, Illinois

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes and installments for special assessments due after the date hereof which are not yet due and payable.
2. Such state of facts as an accurate survey or inspection of the Land would disclose.
3. Rights of the City of Chicago and the public in and to the east nine (9) feet of the Land taken or used for alley purposes as shown on that certain Plat of Survey dated January 14, 1994 prepared by Zarko Sekerez and Associates as order number 93942 (the "Survey").
4. Unrecorded leases and tenants in possession of the Land as shown on Grantor's ALTA Statement.
5. Encroachment of plumbed brick at second floor of building located on the Land at the northwest corner by 0.04 of a foot north and 0.05 of a foot west, as shown on the Survey.
6. Encroachment of the building located mainly on the land over onto the Land west and adjoining by about .04 of a foot, as shown on the Survey.
7. Encroachment of the east face of the building located mainly on the Land over and onto the public way east and adjoining by 0.24 feet, as shown on the Survey.
8. Encroachment of the one (1) story stone entrance located on the north face of the Land over and onto the concrete walk north and adjoining by amounts varying from 0.22 to 0.30 of a foot, as shown on the Survey.
9. Encroachment of the underground vault under the sidewalk by an undisclosed distance as shown on the Survey.
10. Party wall rights of the owners of the property south and adjoining as disclosed by the Survey and any and all rights and obligations relating thereto.
11. Encroachments of the metal fire escapes as shown on the Survey, as follows:
  - (a) Encroachment of the metal fire escapes attached to the building located on the Land onto the property east and adjoining by an undisclosed distance.
  - (b) Encroachment of the metal fire escape attached to the building located on the land onto the property west and adjoining by an undisclosed distance.

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## STATEMENT BY GRANTOR AND GRANTEE

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.

PEERLESS WEIGHING AND VENDING MACHINE CORPORATION,  
a Delaware corporation

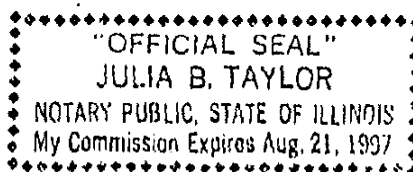
Dated January Feb 22, 1994

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me  
this 22 day of January Feb, 1994.

Julia B. Taylor  
Notary Public



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.

THE ORCHESTRAL ASSOCIATION, an Illinois  
not-for-profit corporation

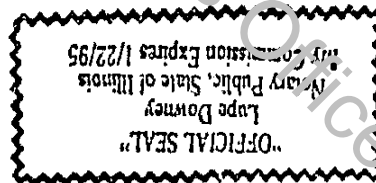
Dated January Feb 22, 1994

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me  
this 22 day of January Feb, 1994.

Lupe Downey  
Notary Public



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 or 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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11/11/2011

