

74-90-818W (3)

94185876

129.50
187876

(Above space for Recorder's Use)

SPECIAL WARRANTY DEED

THE GRANTOR, APPLETON ELECTRIC COMPANY, 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, for and in consideration of TEN AND NO/100S DOLLARS (\$10.00) and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto COLUMBIA 2900 L.L.C., a limited liability company, organized and existing under and by virtue of the laws of the State of Illinois, having its principal office at 2640 North Paulina Street, Chicago, Illinois 60614, the following described real estate situated in the County of Cook, and State of Illinois, to wit:

That part of Lot 5 in Wehrheim's Subdivision of part of the North 1/2 of the South 1/2 of the South 1/2 of the West 3/4 of the Northeast 1/4 of Section 30, together with that part of the South 1/2 of the South 1/2 of the West 3/4 of the Northeast 1/4 of Section 30, all in Township 40 North, Range 14 East of the Third Principal Meridian, lying East of the East line of the Chicago and North Western Railway (except the East 33 feet thereof taken for North Paulina Street) all taken as a tract, bounded and described as follows:

Beginning at a point on the West line of North Paulina Street, 499.52 feet North of the South line of said Northeast 1/4; thence West 449.50 feet, along a line forming an angle of 88 Degrees 02 Minutes 30 Seconds as measured from South to West with said West Line; thence Westerly 50.03 feet along the arc of a circle convex Northwesterly tangent to the last described course having a radius of 448.56 feet to a point of compound curvature; thence Southwesterly 229.99 feet along the arc of a circle convex Northwesterly having a radius of 170.21 feet to a point of tangency; thence Southerly 14.07 feet to the point of intersection with the East line of the right of way of the Chicago and North Western Railway, said point being 302.88 feet North of the South line of said Northeast 1/4; thence North, along the East line of said right of way, 570.04 feet; thence East 87.63 feet, along a

2950

Cook County
REAL ESTATE TRANSACTION TAX
650.00
REVENUE
STAMP
FEB 18 1994
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line forming an angle of 92 Degrees 16 Minutes 47 Seconds as measured from South to East with said East line; thence South perpendicular to the aforesaid line 61.02 feet; thence East 551.58 feet, along a line forming an angle of 91 Degrees 26 Minutes 30 Seconds as measured from North to East with the aforesaid line to the West line of North Paulina Street; thence South, along said West line, 326.92 feet to the hereinabove designated point of beginning, in Cook County, Illinois.

Permanent Tax No.: 14-30-223-036-0000 (Vol. 491)
14-30-223-033-0000 (Vol. 491)
14-30-223-031-0000 (Vol. 491)
14-30-223-030-0000 (Vol. 491)
(affect underlying property)

Commonly known as: 2900 N. Paulina Street
Chicago, Illinois 60657

Together with all and singular the hereditaments and appurtenances thereto 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 Grantor, 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 Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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 encumbered 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:

SUBJECT ONLY TO:

- (a) General real estate taxes for the years 1993 and following;
- (b) Exceptions itemized in Chicago Title Insurance Company Commitment Number 74-90-818 as follows: F, G, H, I, J, K, L, M, N, O, P, and Q;
- (c) Installments not delinquent as of the date of Closing of Special Assessments confirmed after the date hereof;

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- (d) Zoning and building laws and ordinances;
- (e) Easement for storm sewer along the North 12.50 feet of the East 551.58 feet of the land contained in Declaration of Easement and Restrictions recorded as Document Number _____; and
- (f) Acts of the Grantee(s) and all persons claiming by, through or under the Grantee(s).

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 _____ Secretary, this 4th day of February, 1994.

APPLETON ELECTRIC COMPANY, a Delaware corporation

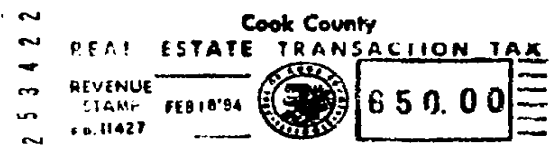
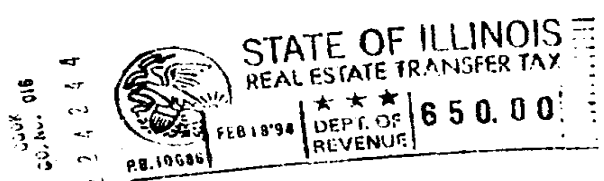
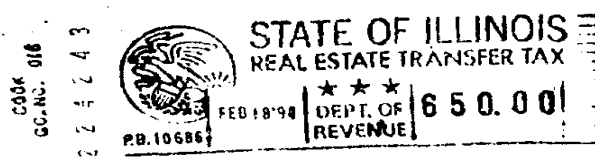
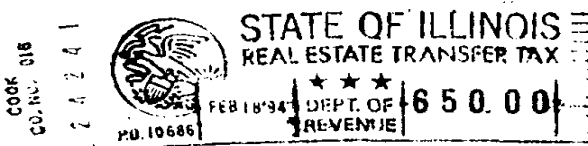
By: Harold J. Lambley, Jr.

Its: Vice President

Attest:

By: A Sm

Its: _____ Secretary



I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH (S) L OF SECTION 200.1-2B6 OF SAID ORDINANCE.

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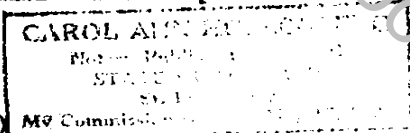
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STATE OF Missouri)
)
COUNTY OF St. Louis) SS

I, Carol Ann Hollenberg, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Harold J. Lamboley, Jr., personally known to me to be the Vice President of APPLETON ELECTRIC COMPANY, a Delaware corporation and Harley Smith, personally known to me to be the 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 Secretary, they 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 notarial seal this 10th day of February, 1994.

My commission expires:



Carol Ann Hollenberg
Notary Public

THIS INSTRUMENT PREPARED BY: John T. Huntington
Keck, Mahin & Cate
One Mid America Plaza
Suite 1000
Oakbrook Terrace, Illinois 60181

MAIL SUBSEQUENT TAX BILLS TO: Columbia 2900 L.L.C. c/o
Columbia Graphics Corporation
2640 North Paulina Street
Chicago, Illinois 60614

MAIL THIS INSTRUMENT TO: John T. Huntington
Keck, Mahin & Cate
One Mid America Plaza
Suite 1000
Oakbrook Terrace, Illinois 60181

ADDRESS OF PROPERTY: 2900 North Paulina Street
Chicago, Illinois 60614

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EXHIBIT "B"

LEGAL DESCRIPTION OF COLUMBIA PARCEL

That part of Lot 5 in Wehrheim's Subdivision of part of the North 1/2 of the South 1/2 of the West 3/4 of the Northeast 1/4 of Section 30, together with that part of the South 1/2 of the South 1/2 of the West 3/4 of the Northeast 1/4 of Section 30, all in Township 40 North, Range 14 East of the Third Principal Meridian, lying East of the East line of the Chicago and North Western Railway (except the East 33 feet thereof taken for North Paulina Street) all taken as a tract, bounded and described as follows:

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