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94 FEB 23 PM 12:06  
SPECIAL WARRANTY DEED

94189918

THIS INDENTURE, made this 24<sup>th</sup> day of February, 1994, between G-P ENVELOPE HOLDINGS, INC., a corporation created and existing under and by virtue of the laws of the State of Delaware, party of the first part, and MAIL-WELL CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Delaware, having a mailing address of Eight Greenway Plaza, Suite 702, Houston, Texas 77046, party of the second part,

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WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND ~~10~~/100 DOLLARS (\$10.00) 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 that certain real estate, situated in the County of Cook, and State of Illinois, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), subject only to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

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.

Permanent Real Estate Index Number(s): 13-09-122-005

Address(es) of real estate: 5445 N. Elston Avenue, Chicago, Illinois

7450491-Tel-DI  
10F3

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BOX 333

ENCLOSURE

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ENCLOSURE

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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 Executive Vice President-Finance, and attested by its Assistant Secretary, the day and year first above written.

G-P ENVELOPE HOLDINGS, INC.

By: *[Signature]*  
Its: Executive Vice President-Finance

Attest: *[Signature]*  
Its: Assistant Secretary

This instrument was prepared by:

King & Spalding  
191 Peachtree Street  
Atlanta, Georgia 30303-1763

MAIL TO:

Bracewell & Patterson  
711 Louisiana, Suite 2900  
Houston, Texas 77002  
Attn: *Richard Rice*

SEND SUBSEQUENT TAX BILLS TO:

Mall-Well Corporation  
c/o The Sterling Group, Inc.  
Eight Greenway Plaza, Suite 702  
Houston, Texas 77046

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RECEIVED  
15,750  
50

94189918

BOX 333



# UNOFFICIAL COPY

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STATE OF NEW YORK  
COUNTY OF NEW YORK

I, LORI A BAKER, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James C. Van Meter personally known to me to be the Executive Vice President-Finance of G-P Envelope Holdings, Inc., a Delaware corporation, and Cornelia B. Brewer, personally known to me to be the Assistant 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 Executive Vice President-Finance and Assistant 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 seal this 24<sup>th</sup> day of February, 1994.

Lori A. Baker  
Notary Public

Commission expires FEBRUARY 28, 1994

LORI A. BAKER  
Notary Public, State of New York  
No. 4922020  
Qualified in Queens County  
Commission Expires February 28, 1994

Queens County Clerk's Office

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COOK COUNTY CLERK'S OFFICE  
JAN 23 2010 10:00 AM  
100 N. LAUREL ST. CHICAGO, IL 60602

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BOOK  
CG. NO. 016  
224487



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

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FEB 25 '94 DEPT. OF REVENUE  
525.00

BOOK  
CG. NO. 016  
224487



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

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FEB 25 '94 DEPT. OF REVENUE  
525.00

BOOK  
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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

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FEB 25 '94 DEPT. OF REVENUE  
525.00

BOOK  
CG. NO. 016  
224487

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP FEB 25 '94  
p. 11427



525.00

BOOK  
CG. NO. 016  
224487

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP FEB 25 '94  
p. 11427



525.00

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CLERK





UNOFFICIAL COPY (Chicago, IL)

LOT 2 OF BROENSTEINER SUBDIVISION IN THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER NORTH OF THE INDIAN BOUNDARY LINE AND IN THE WEST ONE THIRD OF THE NORTH EAST FRACTIONAL QUARTER NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## PERMITTED EXCEPTIONS

(Chicago, Illinois)

1. Real property taxes for the year 1994 and subsequent years, not yet due and payable.
2. Grant made by Chicago City Bank and Trust Company, as Trustee under Trust Number 6555 to the Commonwealth Edison Company and The Illinois Bell Telephone Company recorded September 13, 1961 as document 18274189.
3. The following matters disclosed by survey of subject property, dated September 9, 1993, last revised 12-15-93, prepared by Bock & Clark's National Surveyors Network, by Gary L. Ahlberg, Illinois Professional Land Surveyor No. 2689:
  - (a) Encroachment of the brick pump house located mainly on the land onto the easement.
  - (b) Encroachment of the asphalt pavement located mainly on the land onto the easement.
  - (c) Encroachment of the chain link fence located mainly on the land onto the property northwesterly and adjoining, (Lot 3), by approximately 5 feet.
  - (d) Encroachment of the asphalt paved parking lot located mainly on the property northwesterly and adjoining, (Lot 3), onto the land by approximately 3.6 feet.
  - (e) Encroachment of the chain link fence located mainly on the land onto the property northeasterly and adjoining, (Lot 1), by approximately 1 foot.
  - (f) Encroachment of the concrete stairway and asphalt paved walkway located mainly on the land onto the property southeasterly and adjoining by approximately 2.25 feet.
  - (g) Encroachment of the concrete wall located mainly on the land onto the property southeasterly and adjoining by approximately 3.36 feet.
  - (h) Encroachment of the asphalt pavement located mainly on the property southeasterly and adjoining onto the land by approximately .5 feet.
  - (i) Encroachment of the asphalt pavement located mainly on the land onto north Elson Avenue by approximately 1 foot.

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11/11/11

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