

SPECIAL WARRANTY DEED
(Corporation or Individual)
(Illinois)

UNOFFICIAL COPY NO 903
February, 1993 94192415

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 10 day of February, 1994, between THE ORCHESTRAL ASSOCIATION a not-for-profit

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 THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a corporation organized and existing under and by virtue of the laws of the State of New York (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 00/100 (\$10.00) Dollars and other good and valuable considerations

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:

Sub-Lots 1, 2, 3, 4, 5 and 6 of Assessor's Division of Original Lots 1 and 4; also the strip of land lying South of the South line of East Adams Street, East of Sub-Lot 4 aforesaid, and West of Sub-Lots 1, 2 and 3 aforesaid, all in Block 5 of fractional Section 15, Addition to Chicago in Township 39 North, Range 14, East of the Third Principal Meridian, in Cook county, Illinois, but excluding therefrom the following:

That part of Sub-Lot 6 in the Assessor's Division of original Lots 1 and 4 in Block 5 of fractional Section 15 Addition to Chicago, in Township 39 North Range 14, East of the Third Principal Meridian, lying South of a line drawn from a point on the East line of said Sub-Lot, 14.72 feet North of the Southeast corner of said Sub-Lot to a point on the West line of said Sub-Lot, 14.66 feet North of the Southwest corner of said Sub-Lot in Cook County, Illinois.

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 the exceptions found on Exhibit A attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 17-15-105-010

Address(es) of real estate: 200 S. Michigan Avenue, Chicago, Illinois

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 President, and attested by its Secretary, the day and year first above written.

THE ORCHESTRAL ASSOCIATION,

an Illinois not-for-profit corporation
(Name of Corporation)

By Tom W. Hall
Director

Attest: Secretary

This instrument prepared by Christopher Vidovic, Esq. c/o Mayer, Brown & Platt
190 S. LaSalle St., Chicago, Illinois 60603

Gregory L. Pierce, Esq.
Katten Muchin & Zavis

MAIL TO 525 West Monroe St. - Suite 1600
(Address)

Chicago, Illinois 60661-3693

(City, State and Zip)

Grantee's Address

SEND SURVIVANT TAX DUES TO

Equitable Real Estate
455 North Cityfront Plaza Dr.
Suite 2300
Chicago, Illinois 60611
(City, State and Zip)

E112702/N930304 Cook County, Ill.

Buyer, Seller or Representative
Date
2-22-94
Cook County Recorder's Office
Cook County Transfer Tax Ordinance
Buyer, Seller or Representative
Date
2-22-94

UNOFFICIAL COPY

STATE OF Illinois

COUNTY OF Cook

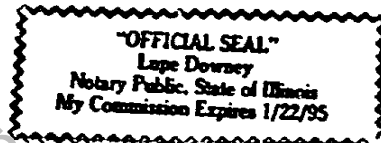
ss.

I, Lupe Downey, a notary public
in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____
personally known to me to be the _____ President of The Orchestral Association,
a not-for-profit corporation, and _____, 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 _____ 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 seal this 22nd day of February, 19 94.

Lupe Downey
Notary Public

Commission expires January 22, 1995



Box _____

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE®
LEGAL FORMS

UNOFFICIAL COPY

EXHIBIT A

Permitted Exceptions

Real estate taxes for the year 1993 and subsequent years.

MORTGAGE DATED JUNE 30, 1972 AND RECORDED JULY 21, 1972 AS DOCUMENT NUMBER 21985120 AND MODIFIED AS DOCUMENT 87667173 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 11, 1956 AND KNOWN AS TRUST NUMBER 11824, TO THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, TO SECURE AN INDEBTEDNESS OF \$6,280,000.00.

MORTGAGE DATED DECEMBER 10, 1987 AND RECORDED DECEMBER 21, 1987 AS DOCUMENT NUMBER 87667174 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 11, 1956 AND KNOWN AS TRUST NUMBER 11824, TO THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, TO SECURE AN INDEBTEDNESS OF \$17,000,000.00.

ASSIGNMENT OF LESSOR'S INTEREST IN CERTAIN LEASES DATED DECEMBER 10, 1987 AND RECORDED DECEMBER 21, 1987 AS DOCUMENT 87667175, MADE BY MICHIGAN ADAMS BUILDING COMPANY, TO THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES.

RIGHTS OF TENANTS UNDER EXISTING UNRECORDED LEASES AND OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM.

ENCROACHMENT DISCLOSED BY CHICAGO GUARANTEE SURVEY COMPANY SURVEY DATED MARCH 24, 1993 AS FOLLOWS:

BY THE CONCRETE WHEELGUARDS ONTO THE PUBLIC ALLEY TO THE WEST 0.54 FEET AT THE SOUTHWEST CORNER.

JUDGEMENT IN FAVOR OF BECKER & TENENBAUM VS. COLLINS TUTTLE AND CO., INC. ENTERED IN CASE NUMBER 88 L 15918 IN THE CIRCUIT COURT OF COOK COUNTY ILLINOIS IN THE AMOUNT OF \$680,356.60.

94192415

UNOFFICIAL COPY

Property of Cook County Clerk's Office

CLERK'S OFFICE

UNOFFICIAL COPY

9 1 9 2 1 5

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.

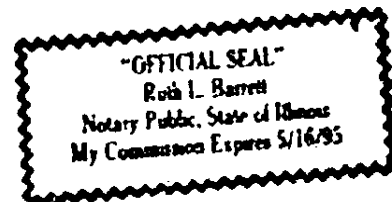
Dated February 22, 1994

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 22 DAY OF February
19 94

NOTARY PUBLIC

[Signature]



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.

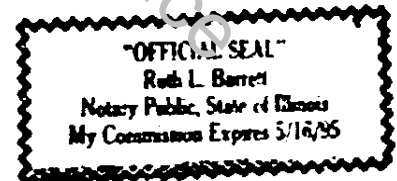
Date February 22, 1994

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 22 DAY OF February
19 94

NOTARY PUBLIC

[Signature]



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 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.]

UNOFFICIAL COPY

Property of Cook County Clerk's Office

000000