

# UNOFFICIAL COPY

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REC-01



Guaranty National Title Company  
30 N. LaSalle Street, Suite 3910  
Chicago, Illinois 60602  
312-609-2700 FAX 312-609-2713

DEPT-01 RECORDING  
140010 TRAN 2521 08/25/95 12:42:00 \$33.50  
#6774 : CJ \*-95-566858  
COOK COUNTY RECORDER

95-66858(2)

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 2<sup>nd</sup> day of August, 1995, between Castrol Industrial North America Inc., 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 Commercial National Bank of Chicago, as Trustee under Trust Agreement dated January 25, 1995 and known as Trust No. 12225, 4800 North Western, Chicago, Illinois 60625 ("Grantee"). Witnesseth, that Grantor, for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, 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:

See Exhibit A attached hereto

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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 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.

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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 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:

See Exhibit B attached hereto

To have and to Hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part

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thereof shall be conveyed, contracted to be sold, leases or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the said or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only in interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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And the said grantor hereby waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale of execution or otherwise.

Permanent Real Estate Number: 17-09-331-009  
17-09-331-010  
17-09-331-011  
17-09-331-012

Address of real estate: 111 N. Des Plaines, Chicago, Illinois  
A/K/A: 630 W. Washington, Chicago, Illinois

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Vice President, the day and year first above written.

CASTROL INDUSTRIAL NORTH AMERICA INC., a  
Delaware corporation

By: Stephen Ade  
Name: STEPHEN ADE  
Title: VICE PRESIDENT

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STATE OF ILLINOIS

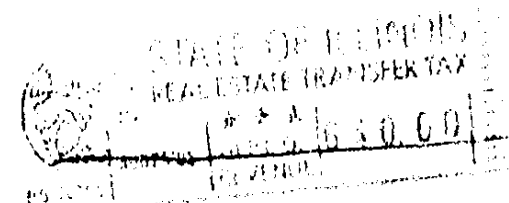
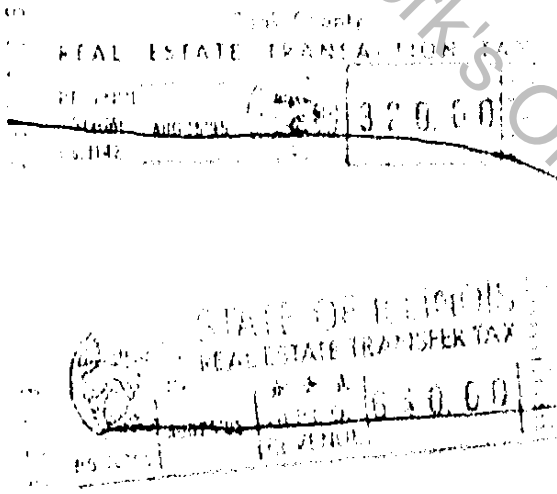
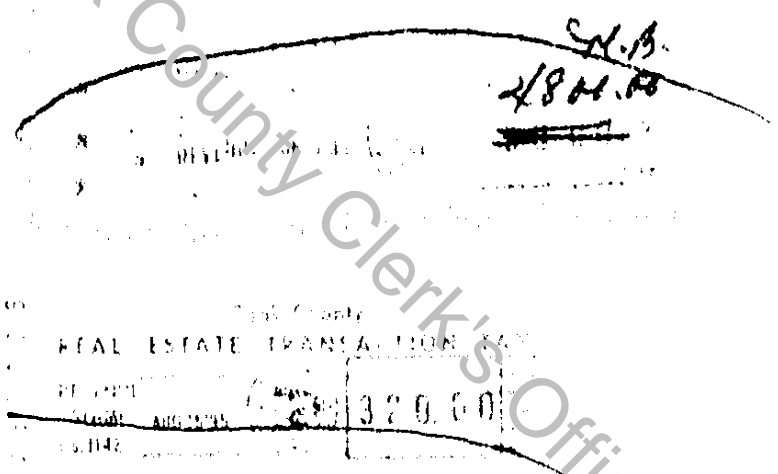
COUNTY OF COOK

I, DAPHNE BROWNE PHILLIPS, a notary public in and for said County, in the State aforesaid, do hereby certify that STEPHEN ABC, personally known to me to be the VICE PRESIDENT of Castrol Industrial North America Inc., a corporation organized and existing under the laws of the State of Delaware, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he/she signed and delivered the said instrument pursuant to authority as his/her free and voluntary act, and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18th day of August, 1995.



Daphne Browne Phillips  
Notary Public



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## EXHIBIT A

### Parcel 1:

The South 25 feet 8 1/2 inches of Lot 7 in Block 47 in original Town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

Lot 7 (except the South 25 feet 8 1/2 inches) in Block 47 in original Town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 3:

Lot 6 (except the North 37.0 feet thereof) in Block 47 in the original Town of Chicago, in Cook County, Illinois.

### Parcel 4:

That part of Lot 10 in Block 47 in original Town of Chicago in the Southwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian lying West of the East 75 feet of said Lot 10 in Cook County, Illinois.

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General real estate taxes for the year(s) 1994, 1995 and subsequent years, not yet due and payable.
2. Encroachment of the 3 story brick building on the land over the south lot line by .05 feet and over the east lot line by .17 feet as disclosed by survey by B.H. Suhr dated July 18, 1995.
3. Party wall agreement contained in document dated July 7, 1909 and recorded April 4, 1910 as Document 4534355 between Henry D. Sharpe and W.R. Warner and Ambrose Swasey. (affects Parcel 4).
4. Encroachment of the chain link fence on and over the public alley east and adjoining by .25 feet as disclosed by B.H. Suhr survey aforesaid.
5. Any exception relating to that part of the basement located under the public sidewalk west and adjoining and south and adjoining the land.
6. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document 91-075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

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