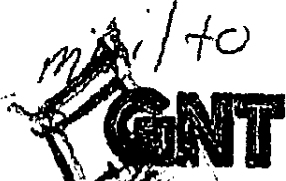


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95566858



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

95629926

DEPT-01 RECORDING \$33.50
T46666 TRAN 0301 09/19/95 11:52:00
#7252 # RC *-95-629926
COOK COUNTY RECORDER

DEPT-01 RECORDING \$33.50
T40010 TRAN 2521 08/25/95 12:42:00
#6774 # CJ *-95-566858
COOK COUNTY RECORDER

THIS INSTRUMENT IS BEING RE-
RECORDED TO CORRECT TRUST
NUMBER AND DATE OF TRUST A.G.
RECORD
SPECIAL WARRANTY DEED

95-02221(2)

THIS AGREEMENT, made this 2nd 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 23rd
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:

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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.

*1225

33 50
#

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

hereafter. or different from the ways above specified, at any time or times person owning the same to deal with the same, whether similar to and for such other considerations as it would be lawful for any deal with said property and every part thereof in all other ways easement appurtenant to said premises or any part thereof; and to convey or assign any right, title or interest in or about or property; to grant easements or charges of any kind; to release, said property, or any part thereof, for other real or personal amount of present or future rentals; to partition or to exchange reversal and to contract respecting the manner of fixing the leases and options to purchase the whole or any part of the make leases and to grant options to lease and options to renew provisions thereof at any time or times hereafter; to contract to time and to amend, change or modify leases and the terms and extend leases upon any terms and for any period or periods of of any single demise the terms of 198 years, and to renew or and for any period or periods of time, not exceeding in the case leases to commence in present or in future, and upon any terms part thereof, from time to time, in possession or reversion, by property, or any part thereof; to lease said property, or any dedicate, to mortgage, pledge or otherwise encumber said powers and authorities vested in said trustee; to donate, to such successor or successors in trust all of the title, estate, thereof to a successor or successors in trust and to grant to or without consideration; to convey said premises or any part options to purchase, to sell on any terms; to convey either with property as often as desired; to contract to sell; to grant vacate any subdivision or part thereof, and to resubdivide said part thereof; to dedicate parks, streets, highways or alleys; to to improve, manage, protect and subdivide said premises or any Full power and authority are hereby granted to said trustee

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

See Exhibit B attached hereto

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:

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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 A. [Signature]
 Name: STEPHEN ADE
 Title: Vice President

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RD. 10750

REVENUE	640.00
DEPT. OF	
STATE OF ILLINOIS	
REAL ESTATE TRANSFER TAX	

0 3 1 6 0 7 5

RD. 11425

REVENUE	320.00
STAMP	
COOK COUNTY	
REAL ESTATE TRANSACTION TAX	

0 3 1 6 0 7 5



OFFICIAL SEAL
 DAPHNE BROWN PHILLIPS
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 6-4-95

I, DAPHNE BROWN PHILLIPS, a notary public in and for said County, in the State aforesaid, do hereby certify that STEPHEN ABE, 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.

[Signature]
 Notary Public

STATE OF ILLINOIS
 COUNTY OF COOK

20110808-011710

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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: (773) 399-3000 FAX: (773) 399-3001
WWW.COOKCOUNTYCLERK.COM

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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.

Parcel 4:

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

Parcel 3:

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 2:

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 1:

EXHIBIT A

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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.

PERMITTED EXCEPTIONS

EXHIBIT B

EXHIBIT B

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