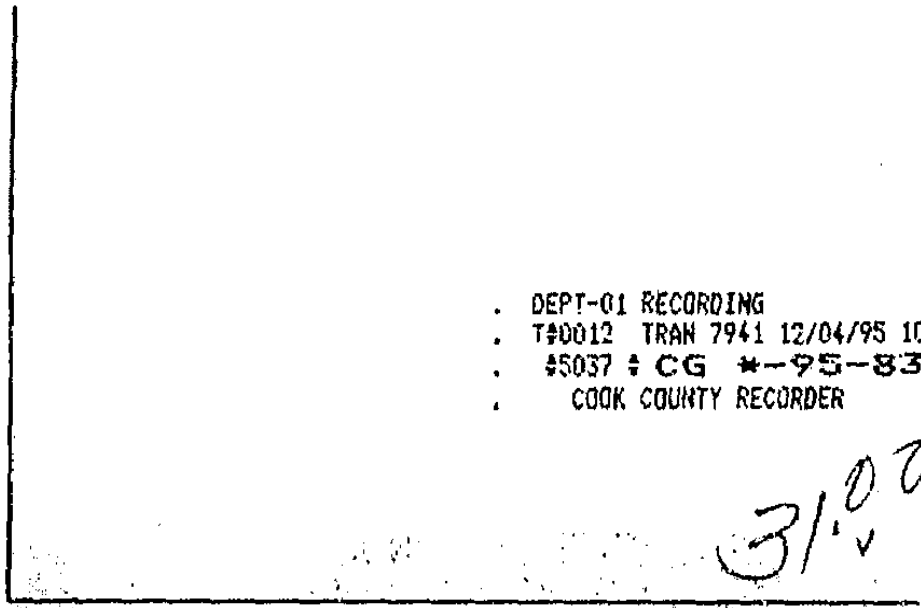


(vertical) D-1 75-69-010



DEPT-01 RECORDING \$31.00  
T#0012 TRAN 7941 12/04/95 10:10:00  
#5037 : CG \*-95-839850  
COOK COUNTY RECORDER

31.00

Property of

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 20<sup>th</sup> day of November 1995, between 1710 SHERMAN LIMITED PARTNERSHIP, a limited partnership 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 STREET RETAIL, INC., a Maryland corporation of 4800 Hampden Lane, Suite 500, Bethesda, Maryland 20814 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the General Partners and Limited Partners of said limited partnership, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its legal representative, successors and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Subject to: The matters set forth on "Exhibit B" attached hereto and made a part hereof; any existing restrictions or limitations of any governmental authority, including local zoning and planning rules and regulations; real estate taxes which become due and payable after the date of closing; existing leases; and the adverse title of any party claiming by, through or under Grantee.

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 in 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 legal representative, successors 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 legal representatives, successors 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 FOREVER DEFEND.

BOX 333-CTI

95839850

# UNOFFICIAL COPY

COOK  
CO. NO. 015  
070126  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 30 '95  
P.B. 10776  
DEPT. OF REVENUE  
637.50

COOK  
CO. NO. 015  
070127  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 30 '95  
P.B. 10776  
DEPT. OF REVENUE  
637.50

COOK  
CO. NO. 015  
070128  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 30 '95  
P.B. 10776  
DEPT. OF REVENUE  
637.50

COOK  
CO. NO. 015  
070129  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
NOV 30 '95  
P.B. 10776  
DEPT. OF REVENUE  
637.50

COOK  
CO. NO. 015  
070130  
Cook County  
REAL ESTATE  
REVENUE  
STAMP  
NOV 30 '95  
P.B. 10776  
Cook County  
637.50

COOK  
CO. NO. 015  
070131  
Cook County  
REAL ESTATE  
REVENUE  
STAMP  
NOV 30 '95  
P.B. 10776  
Cook County  
637.50

95839850

# UNOFFICIAL COPY

Permanent Real Estate Number: 11-18-126-014-0000  
Address of Real Estate: 1706 -1710 Sherman Avenue, Evanston, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its General Partner, the day and year first written above.

**1710 SHERMAN LIMITED PARTNERSHIP**  
(an Illinois limited partnership)

BY: \_\_\_\_\_

Arthur Slaven, General Partner

State of Illinois )

County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Arthur Slaven, personally known to me to be the General Partner of the 1710 Sherman Limited Partnership, an Illinois limited partnership, 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 General Partner, he signed and delivered the said instrument, pursuant to authority given by the General Partners and Limited Partners of said limited partnership, as his 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 official seal, this 30th day of November, 1995.

Commission expires 9/16 1997

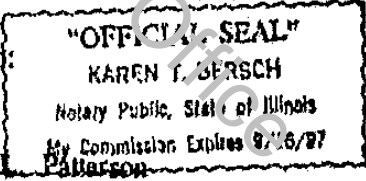
Karen E. Bersch  
NOTARY PUBLIC

This instrument was prepared by:

Simon H. Aronson  
Lord, Bissell & Brook  
115 S. LaSalle Street  
Chicago, Illinois 60603

After recording return to:

Hala M. Sibay  
Law Offices of Thomas  
5100 Wisconsin Avenue, N.W., Suite 230  
Washington, D.C. 20016



Send subsequent tax bills to:

Street Retail, Inc.  
4800 Hampden Lane, Suite 500  
Bethesda, Maryland 20814  
Attn: Mary Kenny

**CITY OF EVANSTON 001879**  
Real Estate Transfer Tax  
City Clerk's Office

PAID NOV 29 1995 Amount \$ 12,750.00

Agent C.M.D.

95839850

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

THAT PART OF LOTS 7, 8, 9, 10, 11, 12 AND 13 IN THE RESUBDIVISION OF BLOCK 17 IN EVANSTON IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 80.0 FEET; THENCE RUNNING WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 35.0 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 5.0 FEET; THENCE RUNNING WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOTS 7 TO 11, BOTH INCLUSIVE, A DISTANCE OF 185.00 FEET; THENCE RUNNING NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 85.0 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 11, BEING 220.0 FEET FROM THE NORTH EAST CORNER OF SAID LOT 7; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 7 TO 11, BOTH INCLUSIVE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Cook County Clerk's Office

95839850

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## EXHIBIT B

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF THE LAND LYING WEST AND ADJOINING AND LYING SOUTH AND ADJOINING THE LAND FOR THE PURPOSE OF INGRESS AND EGRESS OF PERSONS AND VEHICLES AND FOR THE LOADING AND UNLOADING OF TRUCKS AND OTHER CARRIERS OVER, ACROSS AND THROUGH THE WEST 28.5 FEET OF THE LAND, AS CREATED BY EASEMENT DATED APRIL 6, 1989 AND RECORDED APRIL 10, 1989 AS DOCUMENT 89154855 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 13, 1987 AND KNOWN AS TRUST NUMBER 113346 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1988 AND KNOWN AS TRUST NUMBER 113853, AS GRANTORS, TO LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 13, 1985 AND KNOWN AS TRUST NUMBER 106506

EASEMENT FOR PASSAGEWAY AND PRIVATE ALLEY PURPOSES FOR THE BENEFIT OF THE LAND SOUTH AND ADJOINING AND WEST AND ADJOINING THE LAND OVER THE SOUTH 5 FEET OF THE WESTERLY 185 FEET OF THE LAND TO BE USED IN CONNECTION WITH THE NORTH 5 FEET OF THE PREMISES SOUTH AND ADJOINING THE LAND, BEING A STRIP 10 FEET IN WIDTH, RUNNING THE LENGTH OF SAID PREMISES AND ALSO OVER THE WEST 10 FEET OF THE LAND AND PROVIDING THAT NO BUILDING OR OBSTRUCTION, EXCEPT FIRE ESCAPE OVERHANGING SAID PASSAGEWAY, SHALL EVER BE ERRECTED OR PERMITTED THEREON, WHICH SAID STRIP SHALL BE OPEN AND MAINTAINED TO PERMIT INGRESS AND EGRESS ALONG THE ENTIRE LENGTH OF SAID PREMISES AND SHALL BE USED FOR A CONTINUOUS ALLEY, AS CONTAINED IN AND CREATED BY THE SUB-LEASE BY AND BETWEEN HOWARD ETLING AND RALPH C. HEILMAN AND UNIVERSITY THEATRE COMPANY DATED JANUARY 12, 1926 AND RECORDED JANUARY 21, 1926 AS DOCUMENT 9157485.

EASEMENT RIGHTS FOR LIGHT AND AIR IN THE SPACE ABOVE 4 STORIES IN HEIGHT OR THE HEIGHT OF 60 FEET ABOVE THE GROUND LEVEL IN FAVOR OF THE PROPERTY SOUTH OF AND ADJOINING THE LAND AND WEST OF AND ADJOINING THE LAND, AS SET FORTH AND RESERVED IN THE SUB-LEASE BY AND BETWEEN HOWARD ETLING AND RALPH HEILMAN AND UNIVERSITY THEATRE COMPANY DATED JANUARY 12, 1926 AND RECORDED JANUARY 21, 1926 AS DOCUMENT NUMBER 9157485.

95839850

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# CHANGE OF INFORMATION FOR

## SCANABLE DOCUMENT - READ THE FOLLOWING RULES

- 1. Changes must be kept in the space limitations shown
- 2. DO NOT use punctuation
- 3. Print in CAPITAL LETTERS with BLACK PEN ONLY
- 4. Allow only one space between names, numbers and address

### SPECIAL NOTE:

If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number  
 If you do not have enough room for your full name, just your last name will be adequate  
 Property index numbers (PIN #) MUST BE INCLUDED ON EVERY FORM

### PIN:

117 - 18 - 126 - 014 - 0000

### NAME

STREET RETAIL INC

### MAILING ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

4800 HAMPDEN LANE #500

### CITY

BETHESDA

### STATE:

IL

### ZIP:

20814 -

### PROPERTY ADDRESS:

STREET NUMBER STREET NAME = APT or UNIT

1706-10 SHERMAN AVENUE

### CITY

EVANSTON

### STATE:

IL

### ZIP:

60201 -

95839850