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Warranty Deed
Statutory (ILLINOIS)
(Corporation to Corporation)

THE GRANTOR, (Name and Address)

VAN WELLS REALTY COMPANY, LLC,
a limited liability company
111 W. Jackson Blvd., Chicago,
Illinois 60604

F	2900	A
T	2900	
I		

DEPT-01 RECORDING \$29.00
 T87777 TRAN 4769 12/07/95 15:13:00
 15587 BK *-95-852594
 COOK COUNTY RECORDER

(The Above Space for Recorders Use Only)

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, for and in consideration of Ten and No/100----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 326 SOUTH WELLS CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address 111 West Jackson Boulevard, Suite 1900, Chicago, IL 60604, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached hereto and by this reference made a part hereof. Subject to the matters set forth on exhibit B attached hereto and by this reference made a part hereof.

Permanent Index Number(s) (PIN): 17-16-128-011; -012; 17-16-500-017
 Address(es) of Real Estate: 326 South Wells, Chicago, Illinois

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 30th day of November, 1995.

VAN WELLS REALTY COMPANY, LLC, an Illinois limited liability company

IMPRESS
CORPORATE
SEAL
HERE

By: General Parking Corporation, an Illinois corporation
manager

BY [Signature] PRESIDENT

ATTEST: [Signature] SECRETARY

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that MICHAEL PRUSSIAN personally known to me to be the President of General Parking

IMPRESS
NOTARY SEAL
HERE

Corporation, and MIKE BETHWANE personally known to me to be the Secretary of said corporation, which corporation is the Manager of Van Wells Realty, LLC, 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 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 30th day of November, 1995

Commission expires JULY 27 1998

Kristen L. Johnson
Notary Public

This instrument was prepared by: Douglas M. Ellis, Neal Gerber & Eisenberg, Two N. LaSalle, Suite, 2100, Chicago, Illinois 60602



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COOK COUNTY

CITY OF CHICAGO
 REAL ESTATE TRANSFER TAX
 REVENUE ADVISORY
 14,692.50

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 SEC. 796 DEPT. OF REVENUE
 978.50

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 SEC. 796 DEPT. OF REVENUE
 978.50

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP SEC. 796
 978.50

Property of Cook County Clerk's Office

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Mail to:

Neel Garber & Eisenberg
 Attention: Douglas M. Ellis
 Two North LaSalle Street
 Suite 2100
 Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

326 South Wells Corporation
 (Name)
 111 W. Jackson, Suite 1900
 (Address)
 Chicago, IL 60604
 (City, State and Zip)

Or: Recorder's Office Box No. 216



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EXHIBIT A

LEGAL DESCRIPTION

The South 1/2 of Lot 5 and Lots 6, 7, 8, 9., 10, 11, 12 and the North 12 feet of Lot 13 in Thomas H. Hubbard's Subdivision of the East 1/2 of Block 91 in School Section Addition to Chicago, in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General Real Estate Taxes for the year 1995 not yet due and payable. Tax Numbers 17-16-228-011, 17-16-228-012 and 17-16-500-017, Volume 511.
2. Proceedings pending in the Circuit Court of Cook County, Case Number 94M1407080, on a Complaint filed by City of Chicago and against American National Bank and Trust Company of Chicago, as Trustee under Trust number 108589-00 and others, for building code violations.
3. Proceedings pending in the Circuit Court of Cook County, Case Number 95M1400301, on a Complaint filed by City of Chicago and against American National Bank and Trust Company of Chicago, as Trustee under Trust number 108589-00 and others, for building code violations.
4. Easement over, under and upon part of the subject land as contained in Deed dated October 7, 1971 and recorded October 8, 1971 as Document Number 21662135, from Chicago Transit Authority, a municipal corporation of Illinois, to Parking Services, Inc., a corporation of Illinois.

(Affects Lot 5)
5. Agreement dated July 6, 1886 and recorded May 23, 1887 as Document Number 832440, made by John G. Shortall and Henry L. Frank, parties of the first part, owners of subdivision Lot 2 in Laflin Loomis and Clare's partition, Thomas P. Smith and George T. Smith, parties of the second part, as owners of subdivision Lot 3 in Laflin Loomis and Clare's partition and Adlai T. Ewing, party of the third part, owner of the North 12 feet of Lot 13 aforesaid, providing that the West 7 1/2 feet of the South 6 feet of the North 12 feet of Lot 13 aforesaid, shall remain open as a court and free of buildings for light, air, ingress and egress to and from the several properties described in said agreement.

(Affects the north 12 feet of Lot 13)
6. Agreement made by William W. Code and wife, and Adlai T. Ewing and wife, with James Clare dated July 8, 1886 and recorded July 24, 1886 as Document Number 737971, for a party wall on the dividing line between the North 12 feet of Lot 13 and all of Lots 10, 11 and 12 aforesaid and Lot 1 in Laflin, Loomis and Clare's partition.
7. Agreement made between Adlai T. Ewing, John G. Shortall and Henry L. Frank dated August 5, 1886 and recorded August 13,

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1886 as Document Number 743856, for a party wall between the North 12 feet of Lot 13, aforesaid, and the East 30 feet of Lot 2 in Laflin, Loomis and Clare's partition.

8. Agreement for steam supply and ramp maintenance and easement recorded as Document Number 16379852, between Chicago Garment Center Building Corporation and Junior Mart.

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File Number

5859-911-5

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DEPT-01 RECORDING 175.50
T#7777 TRAN 4770 12/07/95 15:14:00
#5388 # SK *-95-852595
COOK COUNTY RECORDER

State of Illinois Office of The Secretary of State

Whereas,

ARTICLES OF INCORPORATION OF
D.C.K. ENTERPRISES, INC.

INCORPORATED UNDER THE LAWS OF THE STATE OF ILLINOIS HAVE BEEN
FILED IN THE OFFICE OF THE SECRETARY OF STATE AS PROVIDED BY THE
BUSINESS CORPORATION ACT OF ILLINOIS, IN FORCE JULY 1, A.D. 1984.

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Now Therefore, I, George H. Ryan, Secretary of State of the State of Illinois, by virtue of the powers vested in me by law, do hereby issue this certificate and attach hereto a copy of the Application of the aforesaid corporation.

In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, at the City of Springfield, this 21ST day of NOVEMBER A.D. 19 95 and of the Independence of the United States the two hundred and 20TH



George H Ryan

Secretary of State

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