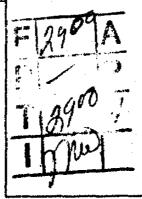
Warranty Deed Statutory (TLLIMOIS) (Corporation to Corporation)

THE GRANTOR, (Name and Address)

VAN WELLS REALTY COMPANY, LLC, a limited liability company 111 W. Jackson Blvd., Chicago, Illinois 60604 95852594



DEPT-G1 RECORDING \$29.00 T\$7777 TRAN 4769 12/07/95 15:13:00 \$5587 \$ BK #-95-852594 COOK COUNTY RECORDER

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 Mo/100------(\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to 326 SOUTH WELLS CORPORATION, a comperation 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 sombit 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 We/18. Chicago, Illinois

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

manager

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

By: General Parking Corporation an Illinois

IMPRESS CORPORATE SEAL HERE

ATTEST: Mile Petersing

PRECIDENT

SECRETARY

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

impress Notary seal Here

OFFICIAL SEAL

REPORTEN L. JOHNSON

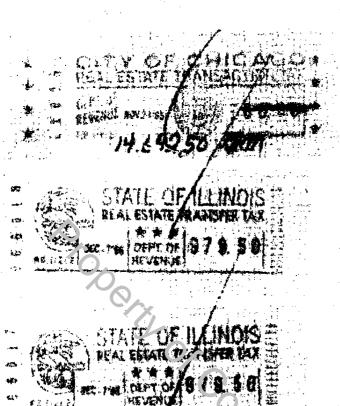
REPORT PUBLIC, STATE OF ILLINOIS

BY COMMISSION EXPIRES 7-27-40

Corporation, and HIKE BETOWNE 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.

Giver	under	my h	and ar	d offi	cial sea	al, this	30th	day of	November	1 15	95	and the second
Commi	ssion	expir	es J	VLY 6	17	199	g	30	utin o	1	three	<u>ٽ</u>
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REAL ESTATE PEYENUE STAMP

Mail to:

Hesl Gerber & Eisenberg Attention: Douglas M. Ellis Two North Lacalle Streat Suite 2100 Chicago, Illinois

Recorder's Office Box No. 210 Or:

SEND SUBSEQUENT TAX BILLS TO:

326 South Wells Corporation (Hame)

111 W. Jackson, Suite 1900 (Address)

Children. 60604

OUNT CLOUTS OFFICE

(City, State and Zip)

ege 2

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9585259

EXPIBIT 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 16, a, in Stock County Clarks Office Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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UNOFFICIAL COPY

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 168589-00 and others, for building code violations.
- 3. Proceedings rending in the Circuit Court of Cook County, Case Number 95M1400301, on a Complaint filed by City of Chicago and against Americar National Bank and Trust Company of Chicago, as Trustee under Trust number 108589-00 and others, for building code violations.
- 4. Fasement 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 Int 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 75 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.
- 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.

Agreement for steam supply and ramp maintenance and easement recorded as Document Number 16379852, between Chicago Garment Center Building Corporation and Junior Mart. Property of Cook County Clerk's Office

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File Number

5859-911-5

95852595

DEPT-01 RECORDING \$25.50 T47777 TRAN 4770 12/07/95 15:14:00 45588 # SK *-95-852595 COOK COUNTY RECORDER

State of Allinois Office of The Secretary of State

Whereas,

ARTICLES OF INCORPORATION OF D.C.K. INTERPRISES, 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.

95852595

Now Therefore, I, George H. Ryan, Secretary of State of the State of illinois, by virtue of the powers vested in me by inw. 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 218T day of NOVEMBER A.D. 19 95

the Independence of the United States the two

hundred and 20TH

George 4 Ryan

Secretary of State

C-212.2

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