

STATE OF ILLINOIS,

SS.

COUNTY OF COOK

The claimant, CROWN TEMPERATURE ENGINEERS, INC. of Chicago, County of Cook, State of Illinois hereby files a claim for lien against LaGrange State Bank as Trustee, U/T/A dated 9/22/82 Trust #6977, Alexis A. Giannoulias, United Investors referred to as "owner", of Cook County, Illinois, and states:

That on November 18, 1994, the owner owned the following described land in the County of Cook, State of Illinois, to wit: see legal description attached hereto

That on November 18, 1994, the claimant made a contract with said owner (1) LaGrange State Bank as Trustee, U/T/A dated 9/22/82, Trust #6977, Alexis A. Giannoulias and United Investors

(2) to provide heating and air conditioning repairs

for the building (3) being erected on said land for the sum of \$ 25,405.22 and on January 30, 1995, completed thereunder (4) all required to be done by said contract for heating and air conditioning repairs

DEPT-D2 FILING \$20.00 T92222 TRAN 7966 04/13/95 11:49:00 \$7493 FKB \*-95-246556 COOK COUNTY RECORDER

That at the special instance and request of said owner the claimant furnished extra and additional materials at and extra and additional labor on said premises of the value of \$ and completed same on 19 (5)

That said owner is entitled to credits on account thereof as follows, to-wit: \$25,405.22

leaving due, unpaid and owing to the claimant, after allowing all credits, the balance of Twenty Five Thousand Four Hundred Five and 22/100ths Dollars, for which, with interest, the claimant claims a lien on said land and improvements.

Crown Temperature Engineers, Inc.

(Name of sole ownership, firm or corporation)

By Mark B. Helfand

(1) If contract made with another than the owner, delete "said owner," name such person and add "authorized or knowingly permitted by said owner to make said contract." (2) State what was to be done. (3) "being," or "to be," as the case may be. (4) "All required to be done by said contract"; or "work to the value of"; or, "delivery of materials, to the value of \$" etc. (5) If extras fill out, if no extras strike out.

2022

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OFFICIAL SEAL  
MARY ELLEN THIEL  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXPIRES APR. 11, 1997

95214555

Notary Public

*Mark S. Morgans*  
day of *April*, 19*95*  
*Mary Ellen Thiel*

Subscribed and sworn to before me this

statements therein contained are true.

the claimant; that he has read the foregoing claim for lien and knows the contents thereof; and that all the

~~Crown Temperature Engineers, Inc.~~

being first duly sworn, on oath deposes and says that he is the Vice-President of

The affiant, Mark B. Gelfand

State of Illinois, County of Cook SS.



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*Handwritten initials/signature*

PREPARED BY:  
Stephen H. Malato, Esq.  
Hlushaw & Culbertson  
222 North LaSalle Street  
Chicago, Illinois 60601

RETURN AFTER RECORDING TO:  
~~Handy G. G. Allen~~ Esq. Shapiro, Esq.  
111 West Washington Street #1421  
Chicago, Illinois 60601



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94654701

SPECIAL WARRANTY DEED

DEPT-01 RECORDING 829.50  
781111 16AH 1058 07/26/94 14114100  
98077 CG R-24-654701  
COOK COUNTY RECORDER

*Vertical handwritten text:* E 116877/18940366 Clerk Co. Ill.

THIS INDENTURE, made this 25 day of July, 1994, between CONNECTICUT MUTUAL LIFE INSURANCE COMPANY, a Connecticut corporation, party of the first part, and ALEXIS A. GIANNOLIAS, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of its Board of Directors, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, including buildings and improvements located thereon, situated in the County of Cook and State of Illinois which is described on Exhibit "A" attached hereto and made a part hereof, subject to those matters on Exhibit "B" attached hereto.

TOGETHER WITH all and singular the hereditament 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 equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs, successors and assigns forever.

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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 heirs, 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 encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under the party of the first part.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereon affixed, and has caused its name to be signed to these presents by its Senior Investment Officer and attested by its Assistant Secretary the day and year first above written.

ATTEST: CONNECTICUT MUTUAL LIFE INSURANCE COMPANY, a Connecticut corporation

By: Joyan A. Butler  
Title: Joyan A. Butler  
Assistant Secretary

By: [Signature]  
Title: Senior Investment Officer 16

SEND SUBSEQUENT TAX BILLS TO:  
United Investors Management  
4970 W. Diversey  
Chicago, Ill.  
60639

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EXHIBIT "A"

## LEGAL DESCRIPTION

### PARCEL 1:

THE SOUTH 9.00 FEET OF LOT 6 IN BLOCK 18 IN DUNCAN'S ADDITION TO CHICAGO (EXCEPT THE PORTION TAKEN BY THE CITY OF CHICAGO FOR ALLEY) BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

### PARCEL 2:

LOT 7 AND 8 IN BLOCK 18, IN DUNCAN'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 910 West Van Buren Street  
Chicago, Illinois

Permanent Tax Identification No.: 17-17-226-013

17-17-226-014

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**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. REAL ESTATE TAXES FOR 1993, 2ND INSTALLMENT, AND SUBSEQUENT YEARS.

2. RIGHTS OF TENANTS UNDER EXISTING UNRECORDED LEASES AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM.

ANY EXISTING ENCROACHMENTS, OVERAGES, UNRECORDED EASEMENTS AND OTHER ADVERSE MATTERS DISCLOSED BY SURVEY DELIVERED BY THE PARTY OF THE FIRST PART TO THE PARTY OF THE SECOND PART.

3. RECIPROCAL EASEMENT AND PARKING AGREEMENT MADE JUNE 3, 1986, BY AND BETWEEN CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER A TRUST AGREEMENT DATED MAY 20, 1983, AND KNOWN AS TRUST NUMBER 1083168, AND LAGRANGE BANK AND TRUST COMPANY, AS TRUSTEE UNDER A TRUST AGREEMENT DATED SEPTEMBER 22, 1982, AND KNOWN AS TRUST NUMBER 6977, RECORDED JUNE 11, 1986 AS DOCUMENT 86237248, AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AND PARKING AGREEMENT RECORDED APRIL 20, 1987 AS DOCUMENT 87206170, AND THE TERMS AND PROVISIONS THEREOF.

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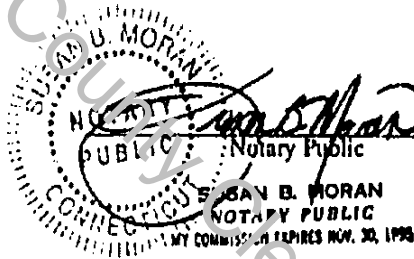
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STATE OF CONNECTICUT )  
 ) SS.  
COUNTY OF HARTFORD )

I, Susan B. Moran, a Notary Public in and for said County, in the State  
aforesaid, DO HEREBY CERTIFY that Geoffrey S. Emeruel  
Senior Investment Officer of CONNECTICUT MUTUAL LIFE INSURANCE  
COMPANY a Connecticut corporation and Johann A. Buller  
Assistant Secretary thereof, personally known to me to be the same persons  
whose names are subscribed to the foregoing instrument as such Senior Investment Officer  
Assistant Secretary respectively, appeared before me this day in person and acknowledged  
that they signed and delivered the said instrument as their own free and voluntary act, and  
as the free and voluntary act of said Corporation, for the uses and purposes therein set  
forth; and the said Secretary did also then and there acknowledge that as custodian of the  
corporate seal of said Corporation, did affix the said corporate seal of said Corporation to  
said instrument as his own free and voluntary act, and as the free and voluntary act of  
said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and seal this 26th day of May, 1994.



Belz & McWilliams  
4407 N. Elston Ave.  
Chicago, IL 60630

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10/2/93

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