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Corporate
Warranty Deed

Statutory (Illinois)
(Corporation to
Corporation)

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This Warranty Deed is made this 21st day of June, 1996, by and between **Wallace Acquisition, Inc.** acting under assumed name **Binyon's Incorporated**, a Delaware corporation (the "Grantor") and **Lazarus Properties, Inc.**, an Illinois corporation having an address at 111 N. Canal Street, Suite 1500, Chicago, Illinois (the "Grantee").

WITNESSETH, that Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged by Grantor, by these presents does hereby CONVEY AND WARRANT unto Grantee, and to its successors and assigns, FOREVER, the property described on Exhibit A attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois (the "Property"). The Property hereby conveyed is conveyed subject to those title exceptions set forth on Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances. TO HAVE AND TO HOLD the Property with the appurtenances, unto Grantee and its assigns forever.

This is an exempt transaction under
Real Estate Transfer Tax Act, Section 4,
Paragraph M and Cook County Ordinance
95104, Paragraph E.

THIS INSTRUMENT WAS PREPARED BY AND
AFTER RECORDING SHOULD BE RETURNED TO:

KENNETH H. DENBERG
SCHWARTZ & FREEMAN
401 NORTH MICHIGAN
SUITE 1900
CHICAGO, ILLINOIS 60611



Kenneth H. Denberg - atty

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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

THE NORTH 28 5/12 FEET OF THE SOUTH 38 5/12 FEET OF LOT 14 IN BLOCK 139 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART USED FOR ALLEY IN REAR) OTHERWISE KNOWN AS LOT 6 IN ASSESSORS SUBDIVISION OF LOTS 2, 5, 8, 11, 14, 17, 30 AND 23 IN SAID BLOCK 139 IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. General Real Estate Taxes for the Year(s) 1995, 1996 and subsequent years. Permanent Tax Index Number 17-16-235-005, Volume 511.
2. Mortgage, Security Agreement and Financing Statement dated September 18, 1986 and recorded September 19, 1986 as Document 86-425034 made by Wallace Acquisition, Inc. d/b/a Binyon's, Inc. to First Illinois Bank of Wilmette to secure an indebtedness of \$875,000.00.
3. Existing unrecorded leases, if any.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

~~WALLACE ACQUISITION, INC. acting under assumed name~~

~~Blayton's Incorporated, a Delaware corporation~~

Lazarus Properties, Inc.

Laurence [Signature]
Grantor or Agent

Dated: JUN 21, 1996

Subscribed and sworn to before me by the said
this 21st day of June, 1996.

Notary Public *[Signature]*

The ^{grantor}~~grantee~~ or his or her agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: June 20, 1996

[Signature]
Grantor or Agent

Subscribed and sworn to before me by the said
this 21st day of June, 1996.

Notary Public *[Signature]*



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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