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GEORGE E. COLE®
LEGAL FORMS

No. 801
November 1994

WARRANTY DEED Statutory (Illinois) (Corporation to Corporation)

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THE GRANTOR
DICKENS CENTRAL PROPERTIES, INC.
77 W. Washington St., Suite 505
Chicago, IL 60602

a corporation 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 (\$10.00) and 00/100 -----

----- DOLLARS,
----- in hand paid,
and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to
NEAR NORTHWEST ARTS COUNCIL,
an Illinois Not-for Profit 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 1579 N. Milwaukee, Chicago, IL

the following described Real Estate situated in the County of Cook and State of Illinois, to wit:
LOTS 89 TO 95, BOTH INCLUSIVE, IN COLEMOUR'S SUBDIVISION OF BLOCK 4 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Above Space for Recorder's Use Only

BOX 333-CTI

Permanent Real Estate Index Number(s): 13-36-416-037; 13-36-416-038; 13-36-416-039

Address(es) of Real Estate: 2418 W. Bloomingdale, Chicago, IL 60647

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 18th day of July, 1996.

DICKENS CENTRAL PROPERTIES, INC.

Impress
Corporate Seal
Here

By

Robert S. Berkmeyer

(Name of Corporation)

President

Attest:

John W. Chavrelet

Secretary

① 75-84-164 F2
5/17/96
HW F2

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WARRANTY DEED
Corporation to Corporation

TO

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____, SEC. 200, 1-2 (B-1) OF PARAGRAPH _____ UNDER PROVISIONS OF PARAGRAPH _____, SEC. 200, 1-4 OF PARAGRAPH _____ CHICAGO (LEGAL NO. _____) SECTION _____
 TRANSACTION TAX ON _____
 DATE 7/18/96 BUYER, SELLER, REPRESENTATIVE [Signature] DATE 7/18/96 BUYER, SELLER OR REPRESENTATIVE [Signature]

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ROBERT E. BIRKMEYER personally known to me to be the _____ president of the

corporation, and JOHN W. CHAVARIAT personally known to me to be the _____ Secretary of said corporation, 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 of said corporation 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 18th day of JULY 19 96
 Commission expires 3-14 19 97
[Signature]
 NOTARY PUBLIC

This instrument was prepared by ROBERT E. BIRKMEYER, 77 W. Washington St., #505, Chicago,
 (Name and Address) IL 60602

ROBERT MESSERLY
 (Name)
 SONNERSCHEIN NATH & ROSENTHAL
 8000 Sears Tower
 (Address)
 Chicago, IL 60606
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
 NEAR NORTHWEST ARTS COUNCIL
 (Name)
 1579 N. Milwaukee Ave.
 (Address)
 Chicago, IL 60622
 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

"OFFICIAL SEAL"
 Charlene Folger
 Notary Public, State of Illinois
 My Commission Expires 03/14/99
 NOTARIAL SEAL
 HERE

888-585-9696

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STATEMENT OF REPRESENTATIONS AND WARRANTIES

This Statement of Representations and Warranties (this "Statement") is as of this 18th day of July by ROBERT E. BIRKMEYER, ~~individually and~~ as President of DICKENS CENTRAL PROPERTIES, INC., an Illinois corporation (~~collectively~~ ("Seller") to and for the benefit of NEAR NORTHWEST ARTS COUNCIL, an Illinois not-for-profit corporation ("Purchaser").

WHEREAS, Seller has agreed to sell and Purchaser has agreed to buy, the land and improvements located at 2416 W. Bloomingdale ~~and 2419 West Moffat~~, Chicago, Illinois, as more particularly described on Exhibit A, attached hereto and made a part hereof (the "Premises").

WHEREAS, in order to induce Purchaser to purchase to Premises, Seller has agreed to make certain representations and warranties made to Purchaser.

NOW THEREFORE, Seller represents and warrants to Purchaser as of the date hereof that, to the best of Seller's knowledge:

1. There are no mortgages, liens, encumbrances, contracts, agreements, encroachments, overlaps, special assessments, claims, leases, or tenancies, or other adverse interests or defects affecting any portion of the Premises, whether recorded or unrecorded, oral or written and no person has an option or other contractual right to purchase all or any portion of the Premises. Encroachments or overlaps resulting from party walls on east & west sides are excepted.
2. Seller has not entered into any lease for the Premises nor does any party have any right to occupy any portion of the Premises other than Seller.
3. Seller has not entered into any contracts for any work in connection with the Premises or for any improvements to the Premises or any management, service, maintenance, scavenger, labor, collective bargaining, union or other contracts relating to the ownership, maintenance, operation or management of any portion of the Premises.
4. There are no obligations burdening the Premises created by utility agreements, planned development agreements, or other agreements between Seller and any governmental or quasi-governmental bodies.
5. There is no outstanding litigation or claim pending and there is no threatened proceeding of any type which would affect any portion of the Premises, or the ability of Seller to sell the Premises, including, without limitation, any claims or proceedings relating to condemnation or property damage or personal or bodily injury to any person, whether an employee of Seller or not.
6. The Premises is not subject to the disclosure requirements of the Responsible Property Transfer Act, Ill. Rev. Stat. ch. 30, § 900, *et seq.* (1990) ("IRPTA") because no portion of the Premises (A) contains any facilities which are subject to reporting under Section 312 of the Federal Emergency Planning and Community Right-to-Know Act of 1986 (42 U.S.C. § 11022) and the federal regulations promulgated thereunder, or (B) has any underground storage tanks

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which require notification under the Solid Waste Disposal Act, 42 U.S.C. §§ 690, *et seq.*, all as further set forth in IRPTA.

7. With respect to Section 902(d) of the Illinois Income Tax Act (Public Act 83-1416) and Section 444(j) of the Retailers Occupation Tax Act, there are no assessed and unpaid taxes, penalties or interest due from Seller under the Illinois Income Tax Act or the Retailers Occupation Tax Act.

8. There are no hazardous materials on, under or about the Premises in an amount actionable under any applicable law relating to environmental conditions and industrial hygiene.

9. The representations and warranties contained in this Statement shall not be deemed to have been merged in the closing documents and Purchaser shall have the continuing right to bring an action based on a breach or invalidity of such representations and warranties.

IN WITNESS WHEREOF, the undersigned have caused this Statement of Representations and Warranties to be executed as of the date first written above.

DICKENS CENTRAL PROPERTIES, INC.

By: 

Its President

#2103607

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Exhibit A

Legal description of property:

LOTS 89 TO 95, BOTH INCLUSIVE, IN COLEHOUR'S SUBDIVISION OF BLOCK 4 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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ASSIGNMENT OF LICENSES AND INTANGIBLE PROPERTY

ASSIGNMENT AND ASSUMPTION OF LICENSES AND INTANGIBLE PROPERTY, dated as of July 18, 1996 (the "Effective Date"), between Dickens Central Properties, Inc. ("Assignor"), and Near Northwest Arts Council, an Illinois not-for-profit corporation ("Assignee").

WITNESSETH:

WHEREAS, Assignor has this day sold and conveyed to assignee the real property more particularly described in Schedule "1" annexed hereto and made a part hereof (the "Premises").

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Assignee to Assignor, the receipt and sufficiency of which are hereby acknowledged Assignor hereby assigns, transfers and conveys to Assignee all of Assignor's right, title and interest, if any, in and to (i) all of the licenses, permits, certificates, approvals, authorizations and variances issued for or with respect to the Premises by any governmental authority (collectively, the "Licenses"), and (ii) all the intangible property relating to the operation of the Premises (collectively, the "Intangible Property").

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever, from and after the Effective Date, subject to the terms, covenants, conditions and provisions of the Licenses,

ASSIGNEE HEREBY ACCEPTS the foregoing assignment after the Effective Date.

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IN WITNESS WHEREOF, this Assignment of Licenses and Intangible Property has been executed as of the date and year first above written.

ASSIGNOR:

DICKENS CENTRAL PROPERTIES, INC., an Illinois corporation

By: *Robert E. Birkmeyer*

Name: ROBERT E. BIRKMEYER

Title: PRESIDENT

ASSIGNEE:

NEAR NORTHWEST ARTS COUNCIL, an Illinois not-for-profit corporation

By: *Bennie Lopez*

Name: BENNIE LOPEZ

Title: PRESIDENT

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EX-100-10000

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SCHEDULE 1

Legal Description

Legal description of property:

LOTS 89 TO 95, BOTH INCLUSIVE, IN COLEHOUR'S SUBDIVISION OF BLOCK 4 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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2023/11/14

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