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Rec 9008 D. J. K

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SPECIAL WARRANTY DEED

- . DEPT-11 TORRENS \$39.00
- . T40013 TRAN 2553 09/23/96 14:40:00
- . #1334 † DW *-96-725955
- . COOK COUNTY RECORDER

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BOX 333-CT1

39⁰⁰

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SPECIAL WARRANTY DEED

The Grantor, The Chicago Transit Authority, a political subdivision, body politic and municipal corporation of the State of Illinois, 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, having an office address at 440 Merchandise Mart Plaza, Chicago, Illinois 60654, for and in consideration of Ten and no/100 DOLLARS and other good and valuable consideration in hand paid and pursuant to authority of the Board of Directors of said corporation by these presents does GRANT, BARGAIN AND SELL to First Security Bank, National Association, not in its individual capacity but solely as Trustee under the Trust Agreement dated as of August 1, 1996 between it and The Chicago Transit Authority ("Grantee") having an office address at 79 South Main Street, Salt Lake City, Utah 84111, Attn: Corporate Trust Services, and its successors and assigns forever, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.
Permanent Real Estate Number(s): See Exhibit B attached hereto and made a part hereof.
Address of real estate: 120 N. Racine, Chicago, IL 60601

Together with all and singular the hereditaments 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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and its successors and assigns, that Grantor 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

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DEFEND, subject to all matters set forth on Exhibit C attached hereto and made a part hereof, the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, as of this 1st day of August, 1996.

THE CHICAGO TRANSIT AUTHORITY

By: *[Signature]*
~~President~~ President
Chicago Transit Authority

Attest:

[Signature]
[Assistant] Secretary

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STATE OF ILLINOIS)

ss.

COUNTY OF COOK)

I, Lucille Robinson a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that David M. Well personally known to me to be the President of The Chicago Transit Authority, a municipal corporation, and David M. Well personally known to me to be the President 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 David M. Well President and David M. Well 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 16 day of August, 1996.

Lucille Robinson
 Notary Public

My commission expires on Aug 10, 1998



This instrument was prepared by:

David M. Well
 Mayer, Brown & Platt
 190 S. LaSalle St.
 Chicago, IL 60603

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT

Dated: August 16, 1996

David M. Well
 Signature of Buyer, Seller or Representative
 Chicago Transit Authority

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SEND SUBSEQUENT TAX BILLS TO:

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EXHIBIT A Legal Description

PARCEL 1:

LOTS 1, 2, (EXCEPT THE NORTH 35 FEET OF SAID LOTS) AND LOTS 10, 11, 16, 17, 25 AND 26 IN S. S. HAYES' SUBDIVISION OF BLOCK 1 OF WRIGHT ADDITION TO CHICAGO; ALSO LOTS 1 TO 16 IN ASSESSOR'S DIVISION OF LOTS 1 TO 6 INCLUSIVE IN W. H. BROWN'S SUBDIVISION OF BLOCK 45 OF CARPENTERS ADDITION TO CHICAGO, ALL IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO VACATED ALLEYS LYING WITHIN SAID BLOCK, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 7 THROUGH 25 AND 23 THROUGH 28 (EXCEPT THE NORTH 35 FEET OF LOTS 23 THROUGH 28 FOR STREET PURPOSES) IN WILLIAM H. BROWN'S SUBDIVISION OF BLOCK 44 IN CARPENTERS ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permanent Real Estate Numbers

17-08-331-023

17-08-331-024

17-08-435-001

17-08-435-002

17-08-435-003

17-08-435-004

17-08-435-008

17-08-435-009

17-08-435-010

17-08-435-019

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EXHIBIT C

PERMITTED EXCEPTIONS - RACINE

1. General taxes for the year 1995 and subsequent years which are not yet due and payable. Permanent Index Numbers are shown on the attached Exhibit B.

NOTE: The CTA is exempt from real estate taxes because the CTA is a political subdivision, body politic and municipal corporation of the State of Illinois.

2. Terms, provisions, conditions and limitations of an ordinance approving the determination of the Department of Urban Renewal that the area designated as Project Madison-Racine is slum and blighted and should be acquired for redevelopment, a copy of which was recorded March 30, 1977 as document 23868963.
3. Encroachment of 3 story brick building located mainly on land east and adjoining lot 28 of parcel 2 aforesaid over the land at the southeast corner of said lot by 0.05 of a foot, as disclosed by survey no. 81-2896, dated July 22, 1981 by Gentile and Associates, Inc.

(Affects parcel 2)
4. Encroachment of asphalt pavement and fence located on lots 11 through 16 of parcel 2 aforesaid over the public way north and adjoining by a maximum of 0.66 of a foot, over the public way south and adjoining by a maximum of 0.46 of a foot, and over the northeast and southeast corners of said lots by a maximum of 0.33 of a foot.

(Affects Parcel 2)
5. Interest of the Commonwealth Edison Company by reason of overhead and underground facilities located on the land disclosed by utility letter dated September 28, 1981 and accompanying plats 384-C and 383-D.
6. The recording of any deed or other instrument of conveyance of the land, or assignment of the beneficial interest under a land trust, the transfer of real estate by sale of partnership interest, sale of stock in a corporation or similar methods, or transfer of a leasehold interest under a lease which provides for a

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term of 30 or more years, considering any options to renew or extend whether or not any portion of the term has expired, may subject to real estate transfer taxes levied by the City of Chicago and is subject to:

- (1) Prior approval by the water commissioner and
- (2) Either certification of exemption from the City Building Registration Ordinance or attachment of either a certification of registration or a receipt from the Department of Buildings showing that the building has been registered by the purchaser. In the absence of such approval, the Recorder of Deeds is required by state law to refuse to record or register instruments of conveyance that are not in compliance with such tax requirements.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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.

Dated 9/17/1996 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 17 day of ^{Sept}~~August~~, 1996.

Notary Public: [Signature]

PAUL C. MATTHES
Notary Public, State of New York
No. 30-4744919
Qualified in Nassau County
Commission Expires Aug 30, 1997

The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated 9/17/1996 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this 17 day of ^{Sept}~~August~~, 1996.

Notary Public: [Signature]

PAUL C. MATTHES
Notary Public, State of New York
No. 30-4744919
Qualified in Nassau County
Commission Expires Aug 30, 1997

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.

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