

This Instrument Drafted By
And Mailed After Recording To:

Michael S. Roberts
Roberts & McGivney
31 North Dearborn Street
Suite 1800
Chicago, IL 60602

96755487

FILE OF RECORDING \$25.00
INDEXED FROM 2224 10/03/96 14:16:00
SERIALS FILE # 96-925-755487
COOK COUNTY RECORDER

1019-1025-51

2500

THIS INDENTURE is made as of the 18TH day of July, 1996, between WALDORF REALTY, INC., a corporation under the laws of Delaware, Grantor, having an address at 2250 Wabash Avenue, P.O. Box 64260, St. Paul, MN 55164, and POLYGON REAL ESTATE, L.L.C., an Illinois limited liability company, Grantee, having an address at 100 South Wacker Drive, Chicago, Illinois 60606.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all the land situated in the County of Cook and State of Illinois, known and described on Exhibit A attached hereto and incorporated herein (the "Premises").

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

Property Address: Southwest quadrant of intersection of West 40th Street and South Pulaski Road, Chicago, Illinois
Permanent Index No.: 19-03-201-051-0000
19-03-201-052-0000

D1 7586 261 J.P.S.

And Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and incorporated herein; and that Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under Grantor but not otherwise.

WALDORF REALTY, INC.,
a Delaware corporation

Affix Deed Stamp Here

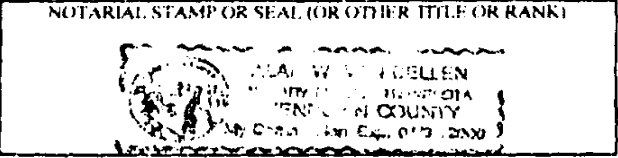
By E.V. Frey
its President

96755487

STATE OF Illinois } SS.
COUNTY OF Cook

The foregoing was acknowledged before me this 18th day of July 1996, by E.V. Frey of Waldorf Realty, Inc., a Delaware corporation, on behalf of the corporation.

Alan F. V. Allen



BOX 333-CTI

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Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description of the Premises

LOTS 4 AND 5 IN JENNI'S RESUBDIVISION OF PART OF LOT B IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOTS 4 AND 5 IN JENNI'S RESUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT, 35.00 FEET; THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 35 FEET OF SAID LOT, 129.41 FEET; THENCE 67.27 FEET SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF LOT 4, SAID POINT BEING 100.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 100.00 FEET OF THE AFORESAID LOT 5, A DISTANCE OF 150.16 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT; THENCE WEST, ALONG SAID SOUTH LINE, 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 5; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 150.16 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF LOT 4, A DISTANCE OF 146.84 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

*Company of 4th DuSable
Chicago Illinois*

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
282.75

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT-3-98 282.75
PB.11193

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT-3-98 999.00
PB.11193

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT-3-98 999.00
PB.11193

Cook County
REAL ESTATE TRANSACTION TAX
285.25

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT-3-98 999.00
PB.11193

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT-3-98 999.00
PB.11193

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EXHIBIT B

Permitted Title Exceptions

1. Real Estate Taxes for 1996 and subsequent years.
2. All matters shown on the survey made by Cowhey Gudmundson Leder Ltd. dated July 16, 1996, as project no. 1604.5.
3. Terms, conditions, reservations and easements relating to the connecting railroad track in favor of Arthur G. Leonard and others as trustees of the Central Manufacturing District, and its/their respective successors and assigns, for the construction, maintenance, renewal from time to time and operation thereon of a railroad track connecting a track on the land with a track of the railroad company on its own right of way, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as document no. 11261004 and also set forth in deed recorded as 11665838.
4. Terms, provision and conditions relating to the access easements along the western and southern boundaries of the Premises created as even date herewith.
5. Rights of Commonwealth Edison by virtue of the Electric Service Station Agreement dated November 7, 1990 as disclosed by utility letter by Sharon McRoyal, Chicago Regional Engineering dated April 2, 1996.
6. Rights of the public or quasi public utilities as disclosed by drain atlas depicting manhole and farm tiles on the land.

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