

UNOFFICIAL COPY

WARRANTY DEED AND LAND LEASE ASSIGNMENT

THE GRANTOR EAST WATER PLACE L.P., an Illinois Limited Partnership, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys, warrants and assigns to: Angelo Kamberos, 155 N. Harbor Drive, #1212, Chicago, Illinois 60601

96878365

DEPT-01 RECORDING \$25.00
 T#0012 TRAN 3113 11/13/96 15:14:00
 #8064 CG *-96-878365
 COOK COUNTY RECORDER

all Grantor's interest (as better defined below) in and to the Real Estate described as Parcel 1 on the attached Exhibit.

Grantor's interest in the said real estate consists of ownership of the buildings and improvements located on the land and a leasehold estate created by an instrument referred to as the Master Lease, executed by The Chicago Dock & Canal Trust, an Illinois business trust, as lessor, and Ogden Partners North, Inc., an Illinois corporation, as lessee, dated January 1, 1996 and recorded May 23, 1996 as Document 96392436, and amended by Lease Addendum dated May 12, 1996 and recorded May 23, 1996 as Document 96392437, which Addendum substituted Grantor herein, East Water Place, L.P. as lessee, and Second Lease Addendum dated June 11, 1996, and recorded June 19, 1996 as Document 96470154, which Lease and Addendums demise the land for a term of years beginning in 1996 and ending December 31, 2094.

Grantor further grants and assigns from its interest in the said Master Lease the easement shown as Parcel 2 on the attached Exhibit

Grantor Further Grants To Grantee, Their Successors And Assigns, As Rights And Easements Appurtenant To The Above-Described Real Estate, The Rights And Easements For The Benefit Of Said Property Set Forth In The Aforementioned Declaration, And Grantor Reserves To Itself, Its Successors And Assigns, The Rights And Easements Set Forth In Said Declarations For The Benefit Of The Remaining Property Described Therein.

This Deed Is Subject To All Rights, Easements, Restrictions, Conditions, Covenants And Reservations Contained In Said Declarations, The Same As Though The Provisions Of Said Declarations Were Recited And Stipulated At Length Herein.

Dated: November 6, 1996

EAST WATER PLACE, L. P.,
 an Illinois limited partnership

By: OGDEN PARTNERS NORTH, INC.,
 its general partner

By Mark R. Ordower
 Mark R. Ordower, Its President

96878365

This Instrument Prepared by: Mark R. Ordower & Assoc., 120 N. LaSalle, #2900, Chicago, Illinois 60602
 Send Subsequent Tax Bills to: Angelo N. Kamberos, 433 N. McClurg Court, Chicago, Illinois 60611

96-37-787 FA RMB

2500 B

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LEGAL DESCRIPTION

of premises commonly known as 433 N. McClurg Court, Chicago, Illinois 60611

PARCEL 1: 433 N. McClurg Court: That Part of the South 22.89 Feet Lying West of a Line Drawn Perpendicular to the South Line Thereof Through a Point Therein 58.0 Feet East of the Southwest Corner Thereof of the Following Taken as a Tract: The West 563 Feet of Block 6 (Excepting the South 6.50 Feet Thereof) in Cityfront Center, Being a Resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, According to the Plat Thereof Recorded February 24, 1987 as Document 87106320, in Cook County, Illinois.

PARCEL 2: Easement for Use and Enjoyment and Ingress and Egress for the Benefit of Parcel 1 Over, Upon, and Across the Common Area as Described in the Declaration of Easements, Restrictions, and Covenants for East Water Place Recorded NOVEMBER 13, 1996 as Document 96565968.

Permanent Real Estate Index Number 17-10-221-008-0000

Address of Real Estate 433 N. McClurg Court, Chicago, Illinois 60611

MAIL TO:

ANGELO N. KAMBEROS

155 N. HARBOR DR. #1212

CHICAGO IL. 60601

SEND SUBSEQUENT TAX BILLS TO:

ANGELO N. KAMBEROS

433 N. McCLURG COURT.

CHICAGO, IL. 60611

OR RECORDER'S OFFICE BOX NO. _____

clsgnov.cwp-102296

BOX 333-CTI

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