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Drafted by and when recorded return to:

Howard Goldman
Heaton Financial Services Ltd.
180 North LaSalle Street
Suite 3600
Chicago, Illinois 60601

96952615

DEPT-01 RECORDING \$31.50
140011 TRAM 4669 12/17/96 15:01:00
#5117 + KP *--96--952615
COOK COUNTY RECORDER

Exempt under provisions of Paragraph 2,
Section X Real Estate Transfer Tax Act.
CHAPTER 35 200/21-45

12/17/96

Date

Buyer, Seller or Representative

WARRANTY DEED

A9600181 (115)

The Grantor, **MONTGOMERY/MADISON ASSOCIATES LIMITED PARTNERSHIP**, a Delaware limited partnership ("Grantor"), whose address is c/o Montgomery/Madison Corp., Suite 2600, 180 North LaSalle Street, Chicago, Illinois 60601, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged hereby **CONVEYS** and **WARRANTS** to **105 WEST MADISON L.L.C.**, a Delaware limited liability company, ("Grantee"), whose address is Suite 3600, 180 North LaSalle Street, Chicago, Illinois 60601, the following described premises situated in City of Chicago, in the County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

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All improvements located on the real property, all privileges, rights, easements, hereditaments and appurtenances thereto belong; and all right, title and interest to any streets, alleys, passages, vaults and other rights-of-way included therein or adjacent thereto.

Subject to the permitted exceptions described on Exhibit B attached hereto and made a part hereof.

It is expressly understood and agreed, anything contained herein to the contrary notwithstanding, that all of the agreements, representations and warranties made by Grantor hereunder are not made for the purpose or with the intention of binding in their individual capacities any of Grantor's partners, or any of the shareholders, officers, directors, employees, or agents of Grantor or its partners, but are made and intended solely for the purpose of binding (and shall be enforceable against) only the assets of the Grantor (which in no event shall include the negative capital account of any partner of Grantor), including Grantor's right, title and interest in, to an under any and all title insurance policies issued to Grantor, and that no personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against any of the foregoing (beyond Grantor's assets, including Grantor's right, title and interest in, to and under any and all title insurance policies issued to Grantor), on account of any agreement, representation or warranty of Grantor, either express or implied, all such personal liability or responsibility, if any (beyond Grantor's assets, including Grantor's right, title and

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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL STREET, CHICAGO, IL 60602
TEL: (773) 304-3000 FAX: (773) 304-3001

Date: _____
By: _____

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interest in, to and under any and all title insurance policies issued to Grantor), being expressly waived.

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Dated this 17th day of December, 1996.

GRANTOR

MONTGOMERY/MADISON ASSOCIATES LIMITED PARTNERSHIP, a Delaware limited partnership

By: Montgomery/Madison Corp., general partner

By: [Signature]
 Name: Stuart Katz
 Title: Vice President

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 17th day of December, 1996, by Stuart Katz the Vice President of Montgomery/Madison Corp., on behalf of said corporation, on behalf of Montgomery/Madison Associates Limited Partnership.

[Signature: Howard Goldman]
 Notary Public

"OFFICIAL SEAL"
 HOWARD GOLDMAN
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 11/25/99

_____ County, State of _____
 My commission expires: _____

~~* CITY OF CHICAGO *
 * RESIDENT TRANSACTIONS *
 * REVENUE *
 * * * * *
 * 33750.00 *~~

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1996-11-25-15:45

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EXHIBIT A - LEGAL DESCRIPTION

That part of Original Lots 3 and 4 in Block 118 in School Section addition to Chicago, which is bounded and described as follows:

Beginning at the North East corner of said Original Lot 4, said corner being also the South West corner of Madison and Clark Streets; running thence South with the East line of said Original Lot 4, a distance of 50 feet and 8 inches to a point; thence West parallel with the South line of said Madison Street, 125 feet more or less to an alley; thence North with the East line of said alley 50 feet 8 inches to the South line of said Madison Street; thence East with said South line of Madison Street 125 feet more or less, to the point of beginning;

[[126.22 feet measured]]

said premises being also known and described as Lots 7, 8 and 8 1/2 in Assessor's Division of said Block 118 according to the Plat thereof of said Subdivision recorded in Book 169 of Maps, Page 82, Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers: 17-16-204-511 Volume: 511
17-16-204-512

Commonly known as 105 West Madison, Chicago, Illinois

126.22 feet measured

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9/23/2015

EXHIBIT B
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PERMITTED EXCEPTIONS

1. General taxes for the year 1996 and subsequent years.
2. Memorandum of lease affecting the land, executed by and between the following parties for the term and upon the terms, covenants and conditions therein provided.

Lessor: LaSalle National Bank as Trustee under Trust No. 30910
Lessee: McDonald's Corporation
Dated: May 17, 1985
Term: June 14, 1985 to November 30, 2005
Recorded: August 6, 1985
Document: 85-134,752

3. Those matters as shown on plat of survey by Chicago Guarantee Survey Company dated December 23, 1992, Order No. 9212011 as follows:

- Encroachments of canopies to varying extents onto adjacent property along Northerly property line;
- Encroachment of stone ledge at 2nd story onto adjacent property along Northerly property line to the extent of 1.34 feet;
- Encroachment of stone base onto adjacent property along Northerly property line to the extent of 0.29 feet;
- Encroachments of glass and metal signs to varying extents onto adjacent property along Northerly and Easterly property lines;
- Encroachment of stone ledge at 2nd story onto adjacent property along Easterly property line;
- Encroachment of stone front onto adjacent property along Northerly property line to the extent of 0.43 feet; and
- Encroachment of stone base onto adjacent property along Easterly property line to the extent of 0.29 feet.

4. Possible gap and overlap on the South line of the land as disclosed by said survey.
5. Rights of parties in possession under unrecorded leases

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6. Second Mortgage and Security Agreement dated as of June 23, 1993 from the Grantor in favor of General Electric Capital Corporation ("GECC") recorded as Document No. 93-490278 with the Cook County, Illinois Recorder of Deeds as amended by a certain First Loan Modification Agreement dated as of December 30, 1994 and recorded as Document No. 95-002724 with the Cook County, Illinois Recorder of Deeds.

7. Assignment of Rents dated as of June 23, 1993 from the Grantor in favor of GECC recorded as Document No. 93-490279 with the Cook County, Illinois Recorder of Deeds as amended by a certain First Loan Modification Agreement dated as of December 30, 1994 and recorded as Document No. 95-002724 with the Cook County, Illinois Recorder of Deeds.

8. UCC Financing Statement naming Grantor as debtor and GECC as secured party recorded as Document No. 93U10295 with the Cook County, Illinois Recorder of Deeds

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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 December 17, 1996 Signature: _____

Howard Gold
Grantor or Agent

Subscribed and sworn to before

me by the said AGENT
this 17th day of DECEMBER,
1996.

Notary Public _____



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 December 17, 1996 Signature: _____

Howard Gold
Grantee or Agent

Subscribed and sworn to before

me by the said AGENT
this 17th day of DECEMBER,
1996.

Notary Public _____



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 AB) 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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