

# UNOFFICIAL COPY

96968625

## 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: Jeffrey A. Hickel and Susan Shea Hickel, 109 Sunset Avenue, LaGrange, Illinois 60525

DEPT-01 RECORDING \$25.00  
 T40012 TRAN 3475 12/24/96 10:16:00  
 #1890 # CG \*--96-968625  
 COOK COUNTY RECORDER

12-23  
 76-42-569 RWTD 1873

2500

as husband and wife, not as joint tenants with right of survivorship, nor as tenants in common, but as TENANTS BY THE ENTIRETY. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants nor as tenants in common but as TENANTS BY THE ENTIRETY forever, 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.

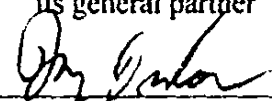
Grantor Further Grants To Grantee, Their Successors And Assigns, As Rights And Easements Appurtenant To The Above-Described Real Estate, The Rights And Easements For The Benefit Of Said Property Set Forth In The Aforementioned Declaration. And Grantor Reserves To Itself, Its Successors And Assigns, The 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: December 20, 1996

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

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

By:   
 Mark R. Ordower, Its President

**BOX 333-CTI**

This Instrument Prepared by: Mark R. Ordower & Assoc., 120 N. LaSalle, #2900, Chicago, Illinois 60602  
 Send Subsequent Tax Bills to: Jeffrey & Susan Shea Hickel, 408-D East North Water St, Chicago, Illinois 60611

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## LEGAL DESCRIPTION

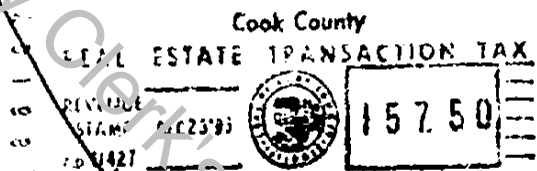
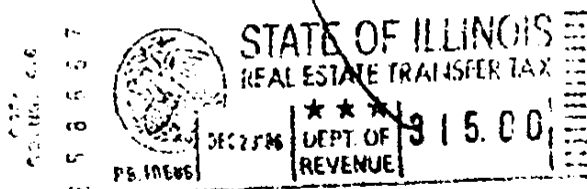
of premises commonly known as 408-D East North Water Street, Chicago, Illinois 60611

**PARCEL 1:** 408-D East North Water Street: The East 15.0 Feet of the West 74.73 Feet of the North 75.32 Feet of the South 162.15 Feet of That Part Lying East of a Line Drawn Perpendicular to the South Line Thereof Through a Point Therein 75.39 Feet East of the Southwest Corner Thereof of the Following Described Property, Taken as a Tract: The West 563 Feet of Block 6 (Excepting the Southerly 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 the Benefit of Parcel 1 Aforesaid for Ingress and Egress Over Portions of the Common Areas as Delineated on the Survey Attached to the Declaration of Easements, Restrictions, and Covenants for East Water Place Recorded November 13, 1996 as Document 96865968.

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

Address of Real Estate 408-D East North Water Street, Chicago, Illinois 60611



MAIL TO:

Brian J. Mulhern  
907 N. Elm, Suite 204  
Nilesdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:

Mr. and Mrs. Jeffrey A. Hikel  
408-D East North Water Street  
Chicago, IL 60611

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

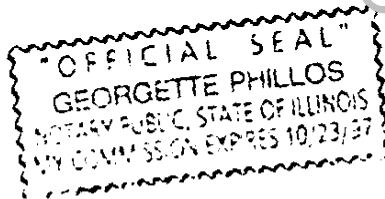
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STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF COOK     )


I, Georgette Phillos, a Notary Public in and for the County and State aforesaid. DO HEREBY CERTIFY that Mark R. Ordower personally known to me to be the same person whose name is subscribed to the foregoing instrument as President of Ogden Partners North, Inc., an Illinois Corporation, General Partner of East Water Place L.P., appeared before me this day in person and acknowledged to me that he, being thereunto duly authorized, signed, and delivered said instrument as the free and voluntary act of said entity, and as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this December 20, 1996.




*Georgette Phillos*  
\_\_\_\_\_  
Notary Public


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★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE DEC 23 96 ★  
★ PA 11187 ★

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★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE DEC 23 96 ★  
★ PA 11187 ★

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★ 0 5 3 2 0 6 ★  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE DEC 23 96 ★  
★ PA 11187 ★

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