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96008736

SPECIAL WARRANTY DEED

(Illinois)

DEPT-01 RECORDING 131.00
T#0012 TRAN 8534 01/04/96 12:13:00
#1152 # CG *-96-008736
COOK COUNTY RECORDER

THIS INDENTURE, made this 21st day of December, 1995, between AETNA LIFE INSURANCE COMPANY, a corporation created and existing under and by virtue of the laws of the State of Connecticut and duly authorized to transact business in the State of Illinois, ("Grantor"), and 216 WEST JACKSON LLC, an Illinois Limited Liability Company, c/o Larry Weiner, Marc Realty, 223 W. Jackson, Suite 412, Chicago, IL 60606 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does SELL, CONVEY and GRANT unto Grantee, and to its successors and assigns, any and all right, title and interest of Grantor in and to the real property described on Exhibit A attached hereto and made a part hereof (the "Property"), situated in the County of Cook, and State of Illinois, subject only to those covenants, conditions, restrictions, easements and other matters listed on Exhibit B attached hereto and made a part hereof.

Above Space For Recorder's Use Only

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, all of the estate, right, title, interest, claim or demand whatsoever belonging to Grantor, unto Grantee, its successors and assigns FOREVER. Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as to those covenants, conditions, restrictions, easements and other matters set forth on Exhibit B attached hereto, and that Grantor will warrant and defend the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but not otherwise, for matters arising subsequent to the vesting of title in Grantor, further subject, however, to the matters set forth in Exhibit B attached hereto and made a part hereof. Except for those matters listed on Exhibit B, this conveyance is made free and clear of all liens, encumbrances and other interests.

Notwithstanding any provision to the contrary, Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including without limitation any and all improvements located thereon and/or comprising a part thereof) and Grantee by its acceptance of this Deed accepts the physical condition of the Property "AS IS WITH ALL FAULTS."

3/00

0302 950 67488 CCW 7554752

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215874
REVENUE STAMP JAN-93
\$98.00
Cook County
REAL ESTATE TRANSACTION TAX

215873
REVENUE STAMP JAN-93
\$98.00
Cook County
REAL ESTATE TRANSACTION TAX

215871
REVENUE STAMP JAN-93
\$98.00
Cook County
REAL ESTATE TRANSACTION TAX

215872
REVENUE STAMP JAN-93
\$98.00
Cook County
REAL ESTATE TRANSACTION TAX

246873
COOK CO. NO. 018
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN-96
\$98.00

246871
COOK CO. NO. 018
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN-96
\$98.00

246859
COOK CO. NO. 018
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN-96
\$98.00

246867
COOK CO. NO. 018
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN-96
\$98.00

246872
COOK CO. NO. 018
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN-96
\$98.00

246873
COOK CO. NO. 018
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN-96
\$98.00

246858
COOK CO. NO. 018
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN-96
\$98.00

9850096

Office of Cook County

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Permanent Real Estate Index Number(s): 17-16-219-008-0000

Address of real estate: 216 W. Jackson Boulevard, Chicago, Illinois

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the President the day and year first above written.

AETNA LIFE INSURANCE COMPANY, a Connecticut corporation

By: Marilyn J. Stouder (MARILYN J STOUDE)
ASST. VICE President

STATE OF CONNECTICUT)
) ss.
COUNTY OF HARTFORD)

I, MARY LOU GATES, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARILYN J. STOUDE and personally known to me to be the ASST. VICE PRESIDENT of Aetna Life Insurance Company, a Connecticut corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as ASST. VICE PRESIDENT, that he signed and delivered the said instrument 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 22ND day of DECEMBER, 1995.

Mary Lou Gates
Notary Public
Commission expires Oct. 31, 1999

This instrument was prepared by Jana Cohen Blackman, Esq., Sonnenschein, Nath & Rosenthal, 8000 Sears Tower, Chicago, Illinois 60606-6404.

MAIL TO:

Arnold Weinberg
Katz Randall & Weinberg
333 W. Wacker Drive
Suite 1800
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

216 WEST JACKSON LLC
c/o Larry Weiner
Marc Realty
223 W. Jackson, Suite 412
Chicago, IL 60606

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Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

LOTS 18, 19, 20, 21, 22, 53, 54, 55, 56 AND 57 IN BLOCK 92, IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN No. 17-16-219-008-0000

Commonly known as 216 W. Jackson Boulevard, Chicago, Illinois

PROPERTY OF COOK COUNTY CLERK'S OFFICE
46,875.00

96008736

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Property of Cook County Clerk's Office

11/15/2011 10:00 AM

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EXHIBIT B

Permitted Exceptions

- (1) All matters disclosed on the Plat of Survey No. 60-50 dated August 4, 1995, prepared by George Kowalski of Chicagoland Survey Co.
- (2) Taxes for the year 1995 and subsequent years which are not yet due and payable;
- (3) The land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document 9075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances;
- (4) Environmental Disclosure Document for transfer of real property known as Document Number 90331524 recorded July 11, 1990;
- (5) Agreement recorded as Document 629498 for a party wall and for court space for light and air between Lots 22 and 52 on the one side and 23 and 52 on the other;
- (6) Encroachment of the 10 story brick building over the south line of the land onto Jackson Boulevard by 0.40 of a foot and over the east line by 0.14 of a foot and over the north line by 0.32 of a foot as disclosed by Survey Number 60-50 dated August 4, 1995 by Chicagoland Survey Company;
- (7) Existing unrecorded leases as described in Exhibit C hereto and all rights thereunder of the lessees and of any person or party claiming by, through or under the named lessees;
- (8) Encroachment of the canopy located mainly on the land onto the public property south and adjoining by an undisclosed amount, as shown on Plat of Survey Number 60-50 prepared by George Kowalski dated August 4, 1995 and encroachment of the canopies located mainly on the land onto the public property and adjoining by an undisclosed amount, as shown on the Plat of Survey Number 60-50 prepared by George Kowalski dated August 4, 1995; and
- (9) Encroachment of the light and ventilation system located mainly on the property west and adjoining onto the land by an undisclosed amount, as shown on Plat of Survey Number 60-50 prepared by George Kowalski dated August 4, 1995.

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EXHIBIT C

Tenant Name	Lease Commence	Lease Termination
Metro Fiber Systems	2/1/92	1/31/02
Jackson Candy Store	1/1/94	12/31/96
Silk Road	12/1/92	11/30/92
Boudin International, Inc.	9/21/87	9/20/97
Stevens Maloney	10/1/89	9/30/99
First American Discount	9/1/87	11/30/97
Meridian General Agency	8/1/90	7/31/96
Oxford Industries, Inc.	10/1/87	9/30/97
The American Dietetic Association	8/1/88	7/31/03
Anderson Schroud Group	10/1/93	9/30/95
The Quincy Group	9/1/93	8/31/95
Extension	9/1/95	8/31/96
The Quincy Group	1/1/93	8/31/95
Extension	9/1/95	8/31/96
Federal Reserve Bank	7/1/91	6/30/96

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