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96171549

Warranty Deed
Statutory (ILLINOIS)
(Corporation to Corporation)

THE GRANTOR (Name and Address)

326 SOUTH WELLS CORPORATION,
an Illinois corporation
111 West Jackson Boulevard
Suite 1900
Chicago, Illinois 60604

F	27700	A
T	27700	V
I		

DEPT-01 RECORDING \$27.00
 T07777 TRAN 8498 03/06/96 15:48:00
 \$1802 + SK *--96-171549
 COOK COUNTY RECORDER

(The Above Space for Recorders Use Only)

created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of Ten and No/100-----(\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to VAN WELLS REALTY COMPANY, LLC, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address: 111 West Jackson Boulevard, Chicago, Illinois 60604, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See page 2 for legal description. Subject to the matters set forth on Exhibit A attached hereto and by this reference made a part hereof.

Permanent Index Number(s) (PIN): 17-6-228-011; 17-16-228-012; 17-16-500-017

Address(es) of Real Estate: 326 South Wells, Chicago, Illinois

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 29th day of January, 1996.

IMPRESS
CORPORATE
SEAL
HERE

326 SOUTH WELLS CORPORATION, an Illinois corporation

BY: [Signature] PRESIDENT

ATTEST: [Signature] SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that Michael Persian personally known to me to be the President of

IMPRESS
NOTARY SEAL
HERE

326 SOUTH WELLS CORPORATION, an Illinois corporation and Nancy Brosnan-Walker personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and 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 29th day of January, 1996

Commission expires " OFFICIAL SEAL " 19

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/20/98

[Signature]
Notary Public

This instrument was prepared by Douglas M. Ellis, Neal Gerber & Eisenberg, Two N. LaSalle, Suite 2100, Chicago, Illinois 60602

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Legal Description

of premises commonly known as 326 South Wells, Chicago, Illinois

THE SOUTH 1/2 OF LOT 5 AND LOTS 6, 7, 8, 9, 10, 11, 12 AND THE NORTH 12 FEET OF LOT 13
IN THOMAS H. HUBBARD'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 91 IN SCHOOL SECTION
ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


1469250 *DM*

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAR-6'96
PA 11425



878.50


STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR-6'96
RR 10780



DEPT. OF REVENUE

978.50

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAR-6'96
RR 10780



DEPT. OF REVENUE

978.50

Mail to:

Neal Gerber & Eisenberg
Attention: Douglas M. Ellis
Two North LaSalle Street
Suite 2100
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Van Wells Realty Company, LLC
(Name)
111 West Jackson Boulevard
(Address)
Chicago, Illinois 60604
(City, State and Zip)

Or: Recorder's Office Box No. 26

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EXHIBIT A

PERMITTED EXCEPTIONS

1. General Real Estate Taxes for the year 1996 not yet due and payable. Tax Numbers 17-16-228-011, 17-16-228-012 and 17-16-500-017, Volume 511.
2. Proceedings pending in the Circuit Court of Cook County, Case Number 94M1407080, on a Complaint filed by City of Chicago and against American National Bank and Trust Company of Chicago, as Trustee under Trust number 108589-00 and others, for building code violations.
3. Proceedings pending in the Circuit Court of Cook County, Case Number 95M1400301, on a Complaint filed by City of Chicago and against American National Bank and Trust Company of Chicago, as Trustee under Trust number 108589-00 and others, for building code violations.
4. Easement over, under and upon part of the subject land as contained in Deed dated October 7, 1971 and recorded October 8, 1971 as Document Number 21662135, from Chicago Transit Authority, a municipal corporation of Illinois, to Parking Services, Inc., a corporation of Illinois.

(Affects Lot 5)
5. Agreement dated July 6, 1886 and recorded May 23, 1887 as Document Number 832440, made by John G. Shortall and Henry L. Frank, parties of the first part, owners of subdivision Lot 2 in Laflin Loomis and Clare's partition, Thomas P. Smith and George T. Smith, parties of the second part, as owners of subdivision Lot 3 in Laflin Loomis and Clare's partition and Adlai T. Ewing, party of the third part, owner of the North 12 feet of Lot 13 aforesaid, providing that the West 73 1/2 feet of the South 6 feet of the North 12 feet of Lot 13 aforesaid, shall remain open as a court and free of buildings for light, air, ingress and egress to and from the several properties described in said agreement.

(Affects the north 12 feet of Lot 13)
6. Agreement made by William W. Code and wife, and Adlai T. Ewing and wife, with James Clare dated July 8, 1886 and recorded July 24, 1886 as Document Number 737971, for a party wall on the dividing line between the North 12 feet of Lot 13 and all of Lots 10, 11 and 12 aforesaid and Lot 1 in Laflin, Loomis and Clare's partition.
7. Agreement made between Adlai T. Ewing, John G. Shortall and Henry L. Frank dated August 5, 1886 and recorded August 13,

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1886 as Document Number 743856, for a party wall between the North 12 feet of Lot 13, aforesaid, and the East 30 feet of Lot 2 in Laflin, Loomis and Clare's partition.

8. Agreement for steam supply and ramp maintenance and easement recorded as Document Number 16379852, between Chicago Garment Center Building Corporation and Junior Mart.

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