

# UNOFFICIAL COPY

96305485

## SPECIAL WARRANTY DEED

DEPT-01 RECORDING \$29.50  
 T40003 TRAN 6642 04/24/96 10:19:00  
 9421 ELM \*-96-305485  
 COOK COUNTY RECORDER

(The Above Space for Recorder's Use Only)

STATE OF ILLINOIS §  
 COUNTY OF C O O K §

KNOW ALL MEN BY THESE PRESENTS:

THAT, ANBB OPERATING CO. X, an Illinois corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by CAREY WILLIAMS ("Grantee"), whose mailing address is 319 West Erie Street, Chicago, Illinois 60610, the receipt and sufficiency of such consideration being hereby acknowledged, and in pursuance of the power and authority vested in the Grantor of every other power and authority the Grantor hereunto enabling, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit 1 attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit 2 attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED this 23rd day of April, 1996.

96305485

ANBB OPERATING CO. X, an Illinois corporation

By: Mark L. Buggeman  
 Name: Mark L. Buggeman  
 Its: Vice President

ATTEST

By: Edward E. Wond  
 Name: Edward E. Wond  
 Its: \_\_\_\_\_ Secretary

FIRST AMERICAN TITLE INSURANCE #

0887953 30 8 12

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State of Minnesota )

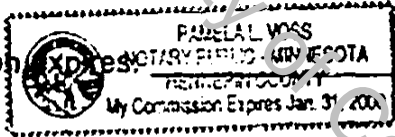
County of Hennepin )

SS

I, Pamela L. Voss, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Bruggeman personally known to me to be the Vice President, and Edward H. Ward, personally known to me to be the \_\_\_\_\_ Secretary of ANBB Operating Co. X., 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 acknowledged that as such Vice President and \_\_\_\_\_ Secretary, they signed and delivered the said instrument, as their free and voluntary act and deed, 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 22 day of April, 1996.

Commission Expires:



Pamela L. Voss  
NOTARY PUBLIC

This instrument was prepared by:

Ferdinand J. Gallo, III, Esq.  
Kathleen Muchin & Zavis  
525 West Monroe Street  
Suite 1000  
Chicago, Illinois 60661-3693

After Recording Return to:

Lloyd E. Gussis  
2520 North Lincoln Avenue  
Chicago, Illinois 60614

Mail Tax Bills to:

Carey Williams  
319 West Erie Street  
Chicago, Illinois 60610



DOCUMENT #: CHG001A (16825-00011-6) 211101.1:DATE:04/18/96/TIME:16:35

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2 SECTION 4  
REAL ESTATE TRANSFER TAX ACT.

4/23/96 F. J. Gallo  
DATE BUYER, SELLER, OR REPRESENTATIVE

905751835

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## LEGAL DESCRIPTION:

### PARCEL 1:

A PARCEL OF LAND, COMPRISED OF PART OF EACH OF LOTS 1, 2, 3, 4, 5 AND 6, ALL OF LOT 7, AND PART OF THE CURVED STRIP OR PARCEL OF LAND LYING NORTHEAST OF AND ADJOINING SAID LOTS 1, 2, 3, 4 AND 5 AND LYING SOUTHWEST OF AND ADJOINING SAID LOTS 6 AND 7, ALL IN BLOCK 3 IN PLAT OF PACKERS THIRD ADDITION, BEING A SUBDIVISION OF THAT PART LYING BETWEEN PACKERS ADDITION AND PACKERS SECOND ADDITION, OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A PART OF EACH OF LOTS 1 AND 2 IN BLOCK 2, IN PACKERS SECOND ADDITION, BEING A SUBDIVISION OF THE WEST 1025 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, IN BLOCK 3, IN PACKERS THIRD ADDITION AFORESAID, AND RUNNING

THENCE WEST ALONG THE NORTH LINE, AND SAID NORTH LINE EXTENDED, OF SAID LOTS 6 AND 7 IN BLOCK 3, IN PACKERS ADDITION AFORESAID, AND ALONG THE NORTH LINE OF SAID LOTS 1 AND 2 IN BLOCK 2 IN PACKERS SECOND ADDITION AFORESAID, A DISTANCE OF 406.23 FEET TO A POINT 13.46 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 2 IN BLOCK 2, IN PACKERS SECOND ADDITION AFORESAID;

THENCE SOUTH ALONG A STRAIGHT LINE, A DISTANCE OF 140.50 FEET, TO A POINT 14.16 FEET WEST FROM THE EAST LINE OF SAID LOT 2, IN BLOCK 2 AFORESAID; THENCE EAST ALONG A STRAIGHT LINE, A DISTANCE OF 407.07 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 6, IN BLOCK 3, IN PACKERS THIRD ADDITION AFORESAID, DISTANT 140.50 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 6, AND

THENCE NORTH ALONG SAID EAST LINE OF LOT 6, SAID DISTANCE OF 140.50 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT FROM THE FOREGOING, HOWEVER, THE FOLLOWING DESCRIBED PORTION THEREOF:

THE NORTH 140 FEET OF LOT 1 IN BLOCK 2 IN PACKER'S SECOND ADDITION, BEING A SUBDIVISION OF THE WEST 1025 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

### PINS:

20-05-108-012

20-05-108-013

~~20-05-108-013~~

20-05-108-020

### PROPERTY ADDRESS:

1435 West Exchange Street  
Chicago, Illinois

96365185

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## PERMITTED EXCEPTIONS

Exception Numbers ~~#18, 20, 22, 23, 24~~, as set forth  
on First American Title Insurance Company Commitment No. CC87953  
dated April ~~18~~, 1996.

19

Real Estate Taxes for second installment 1995 & subsequent  
years.

DOCUMENT #: CHC001A (16625-00011-3) 229005.1; DATE: 04/23/96; TIME: 8:43

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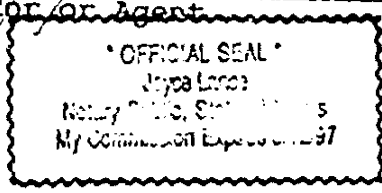
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## STATEMENT BY GRANTOR AND GRANTEE

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 April 23, 1996 Signature: [Signature]  
Grantor or Agent

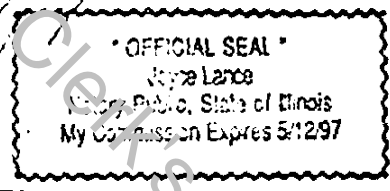
Subscribed and sworn to before me by the said          affiant this 23rd day of April 1996.  
Notary Public [Signature]



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 acquired 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 April 23, 1996 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said          affiant this 23rd day of April 1996.  
Notary Public [Signature]



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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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