

UNOFFICIAL COPY

97498796

DEPT-01 RECORDING \$29.00
 T#0012 TRAN 5895 07/10/97 14:57:00
 #7965 CG #97-498796
 COOK COUNTY RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE, made 9th day of July, 1997, between Throop Group Limited Partnership, a limited partnership 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, party of the first part, and American National Bank and Trust Company of Chicago, as Trustee of Land Trust No. 123106-03 dated June 26, 1997, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged, by these presents, does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described on Exhibit A attached hereto and made a part hereof, together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for itself and its successors, does covenant, promise and agree to and with the party of the second part and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: See Exhibit B attached hereto and made a part hereof.

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Adam Berman, Esq.
 McBride, Baker & Coles
 500 W. Madison Street - 40th Floor
 Chicago, Illinois 60661-2511

Send Subsequent Tax Bills to:

c/o Mark IV Realty, Inc.
 333 N. Dearborn, Suite 606
 Chicago, Illinois 60606

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 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUL 10 '97
 PB.11187 999.00

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 CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE JUL 10 '97
 PB.11187 999.00

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP JUL 10 '97
 Co. 11187 141-25

9796

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CO. 1234
DIV. 5678
JULY 15 2008
PROPERTY OF COOK COUNTY CLERK'S OFFICE

2008 JUL 15

Property of Cook County Clerk's Office

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TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for itself and its successors, does covenant, promise and agree to and with the party of the second part and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND** said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: See Exhibit B attached hereto and made a part hereof.

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BOX 333-GTT

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Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its sole general partner, the day and year first above written.

**THROOP GROUP LIMITED
PARTNERSHIP**, an Illinois limited
partnership

ATTEST: _____
Name: F. DUDA
Title: VP

By: _____
Name: John E. Shaffer
Title: General Partner

This Instrument Prepared by:

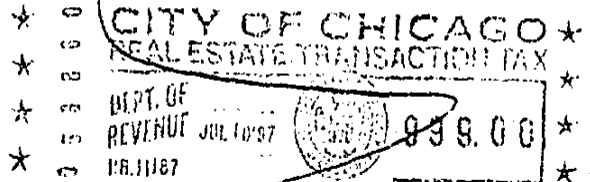
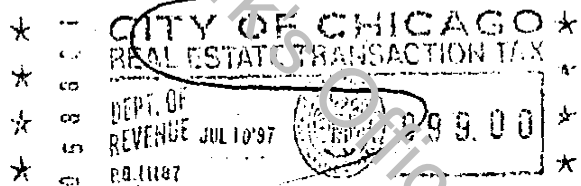
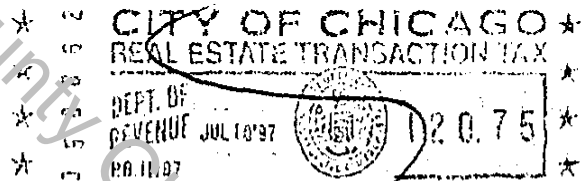
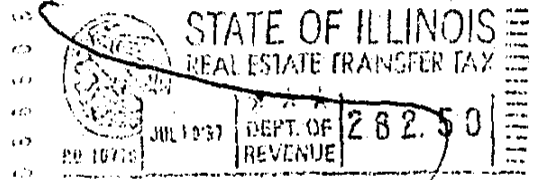
Fritz L. Duda, Esq.
Hiffman Shaffer Associates, Inc.
180 N. Wacker Drive, Suite 500
Chicago, Illinois 60606

After Recording, Mail to:

Adam Berman, Esq.
McBride, Baker & Coles
500 W. Madison Street - 40th Floor
Chicago, Illinois 60661-2511

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333 N. Dearborn, Suite 606
Chicago, Illinois 60606



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STATE OF IL
COUNTY OF Cook

ss.

I, Grace Fill, a Notary Public in and for said County in the State aforesaid, do hereby certify that John E. Shaffer, personally known to me to be the General Partner of Throop Group Limited Partnership, an Illinois limited partnership, 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 such General Partner, he signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said partnership for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of July, 1997.

Grace Fill
Notary Public

My Commission expires:

March 4, 1998



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF BLOCK 1 IN ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF BLOCK 1 AFORESAID, BEING ALSO THE EASTERLY LINE OF NORTH THROOP STREET, SAID POINT BEING 290.10 FEET NORTH OF THE MOST SOUTHWESTERLY CORNER OF BLOCK 1 AFORESAID; THENCE NORTH 62 DEGREES, 38 MINUTES, 53 SECONDS EAST, 267.30 FEET; THENCE SOUTH 27 DEGREES, 30 MINUTES, 24 SECONDS EAST, 96.19 FEET; TO THE HEREINAFTER DESIGNATED POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE NORTH 27 DEGREES, 30 MINUTES, 24 SECONDS WEST, 96.19 FEET; THENCE NORTH 62 DEGREES, 38 MINUTES, 53 SECONDS EAST, 170.29 FEET; THENCE NORTH 27 DEGREES, 24 MINUTES, 30 SECONDS WEST, 9.65 FEET; THENCE NORTH 62 DEGREES, 35 MINUTES, 30 SECONDS EAST, 13.68 FEET; THENCE NORTH 27 DEGREES, 25 MINUTES, 36 SECONDS WEST, 110.00 FEET; THENCE NORTH 18 DEGREES, 19 MINUTES, 37 SECONDS EAST, 324.53 FEET TO A POINT ON THE WESTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHERLY AND EASTERLY ALONG SAID DOCK LINE, TO A POINT OF INTERSECTION WITH A LINE PASSING THROUGH THE HEREINABOVE DESIGNATED POINT OF BEGINNING AND BEARING NORTH 62 DEGREES, 37 MINUTES, 31 SECONDS EAST; THENCE SOUTH 62 DEGREES, 37 MINUTES, 31 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 372.60 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR ACCESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE GRANT OF EASEMENT MADE BY PROCTER AND GAMBLE MANUFACTURING COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY FO CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1988 AND KNOWN AS TRUST NUMBER 106192-03 RECORDED DECEMBER 13, 1988 AS DOCUMENT NUMBER 88572900 AND AMENDED BY JUDGEMENT ORDER ENTERED OCTOBER 29, 1992 IN CASE NO. 91L51177 AND RECORDED JANUARY 6, 1993 AS DOCUMENT NO. 93011892 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF BLOCK 1 IN ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO, ALSO THAT PART OF LOT 29 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 18 IN SHEFFIELD'S ADDITION TO CHICAGO, ALSO THAT PART OF VACATED NORTH MAGNOLIA AVENUE (FORMERLY FLEETWOOD STREET) IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 18 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF BLOCK 1 AFORESAID, BEING ALSO THE EASTERLY LINE OF NORTH THROOP STREET, SAID POINT BEING 290.10 FEET NORTH OF THE MOST SOUTHWESTERLY CORNER OF BLOCK 1 AFORESAID; THENCE NORTH 62 DEGREES 38 MINUTES 53 SECONDS EAST, 267.30 FEET; THENCE SOUTH 27 DEGREES 30 MINUTES 24 SECONDS EAST, 96.19 FEET; THENCE NORTH 62 DEGREES 37 MINUTES 31 SECONDS EAST, 73.71 FEET; THENCE SOUTH 24 DEGREES 40 MINUTES 34 SECONDS WEST, 70.55 FEET; THENCE SOUTH 43 DEGREES 59 MINUTES 31 SECONDS WEST, 26.00 FEET; THENCE NORTH 67 DEGREES 43 MINUTES 18 SECONDS WEST, 60.23 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 50 SECONDS WEST, 114.60 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 57.81 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 114.00 FEET AND WHOSE CHORD BEARS SOUTH 77 DEGREES 10 MINUTES 32 SECONDS WEST, 57.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 38 MINUTES 53 SECONDS WEST, 82.82 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 1 AFORESAID; THENCE NORTH 0 DEGREES 16 MINUTES 13 SECONDS WEST, ALONG SAID WESTERLY LINE 35.94 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

*PIN: 14-32-311-011 and 14-32-311-012-0000
1675 N. Magnolia, Chicago, Ill.*

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EXHIBIT B

PERMITTED EXCEPTIONS

3. EXCEPTIONS DISCLOSED BY PLAT OF SURVEY DATED 6/5/97 PREPARED BY WEBSTER, Mc GRATH + AHLBERG LTD, JOB # 36843
- TAXES FOR THE YEARS 1996 & 1997.
1997 TAXES ARE NOT YET DUE OR PAYABLE.
-
8. (A) RIGHTS OF THE MUNICIPALITY, STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED NORTH MAGNOLIA AVENUE;
- (B) RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED NORTH MAGNOLIA AVENUE FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC.
- (AFFECTS PARCEL 1)
-
11. RAILROAD RIGHT OF WAY, SWITCH AND SPUR TRACKS, AND EASEMENTS IN CONNECTION THEREWITH, IF ANY.
- (AFFECTS PARCEL 2)
-
12. WATER MAIN EASEMENT AGREEMENT DATED OCTOBER 24, 1988 AND RECORDED DECEMBER 13, 1988 AS DOCUMENT NUMBER 88572901 MADE BY THE PROCTER AND GAMBLE MANUFACTURING COMPANY, AN OHIO CORPORATION TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1988 AND KNOWN AS TRUST 106192-03 AND THE THROOP GROUP LIMITED PARTNERSHIP, AN ILLINOIS LTD PARTNERSHIP FOR THE MAINTENANCE OF AND ACCESS TO THE WATERMAIN LOCATED ON SAID LAND.
- (AFFECTS PARCEL 2)
-
13. LICENSE AGREEMENT DATED DECEMBER 9, 1988 AND RECORDED DECEMBER 13, 1988 AS DOCUMENT NUMBER 88572902 MADE BY THE PROCTER AND GAMBLE MANUFACTURING COMPANY, AN OHIO CORPORATION, LICENSOR, TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1988 AND KNOWN AS TRUST NUMBER 106192-03 AND THE THROOP GROUP LIMITED PARTNERSHIP, AN ILLINOIS LTD PARTNERSHIP, LICENSEE, WHEREBY LICENSOR GRANTS TO LICENSEE AN EXCLUSIVE, REVOCABLE LICENSE TO USE THE EXISTING BURIED PIPES AND CATCH BASIN FOR STORM WATER DRAINAGE.
- (AFFECTS PARCEL 2)
-
14. RIGHTS OF UNITED STATES OF AMERICA, STATE OF ILLINOIS, THE MUNICIPALITY, AND THE PUBLIC IN AND TO THAT PART OF LAND, IF ANY, LYING WITHIN THE BED OF THE CHICAGO RIVER, AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE RIVER IN RESPECT TO THE WATER OF SAID RIVER.
- (AFFECTS PARCEL 1)
-
21. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
- (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

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