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DEPT-01 RECORDING \$33.50  
147777 TRAN 7197 07/23/97 16:02:00  
\$6471 & DR \*-97-533442  
COOK COUNTY RECORDER

## SPECIAL WARRANTY DEED

THIS INDENTURE, made 22 day of July, 1997, between E. Thomas Collins, Jr., party of the first part, and Dennis J. Hoffman, 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**, an undivided 4% interest (which constitutes all of its right, title and interest) in and to 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, rents, 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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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by the undersigned, the day and year first above written.

ATTEST: [Signature]  
Name: F DUDA  
Title: VP

[Signature]  
E. Thomas Collins, Jr.

This Instrument Prepared by and after recording mail to:

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

Send Subsequent Tax Bills to:

Hiffman Shaffer Associates, Inc.  
180 N. Wacker Drive, Suite 500  
Chicago, Illinois 60606

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUL 23 1992  
20.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUL 23 1992  
10.00

3705.00 *RM*

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STATE OF Ill )  
COUNTY OF Cook ) ss.

I, Grace Fill, a Notary Public in and for said County in the State aforesaid, do hereby certify that E. Thomas Collins, Jr., 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22<sup>nd</sup> day of July, 1997.

Grace Fill  
Notary Public

My Commission expires:

March 4, 1998



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 1 AND 2 (EXCEPT THAT PART OF THE SOUTH 0.71 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE, LYING EAST OF THE WEST 163.0 FEET, AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 2) IN BROMLEY'S SUBDIVISION OF THE EAST PART OF THE SOUTH 1/2 OF LOT 10 IN BICKERDIKE'S AND STEELE'S SUBDIVISION IN THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

#### PARCEL 2:

LOTS 1, 2, 3, 4, 5, 6 AND 7 IN THE SUBDIVISION OF THE NORTH 1/2 OF LOT 10 IN BICKERDIKE'S AND STEELE'S SUBDIVISION IN THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

#### PARCEL 3:

THE EAST 207 FEET OF THE SOUTH 1/2 OF LOT 11 IN BICKERDIKE AND STEELE'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

LOTS 18 AND 19 IN RAWORTH AND OTHERS SUBDIVISION OF PART OF LOTS 11, 12, 15 AND 16 IN BICKERDIKE'S AND STEELE'S SUBDIVISION IN THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

*(Commonly known as 2808 N. Clark St.)  
Chicago, IL*

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. (A) GENERAL REAL ESTATE TAXES FOR THE YEARS 1996 AND 1997. TAX NUMBER 14-28-119-003 (LOT 18 PARCEL 4), 14-28-119-004 (LOT 19 PARCEL 4), 14-28-119-005 (PART OF PARCEL 3), 14-28-119-006 (PART OF PARCEL 4), 14-28-119-007 (PART OF PARCEL 2), 14-28-119-008 (LOT 5 PARCEL 2) 14-28-119-011 (PARCEL 1), 14-28-119-024 (PART OF PARCEL 2). VOLUME 486

NOTE: THE SECOND INSTALLMENT OF THE 1996 AND THE 1997 TAXES ARE NOT YET DUE AND PAYABLE.

2. RIGHTS OF THE PUBLIC AND OF THE CITY OF CHICAGO IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR CLARK STREET AS SHOWN ON GREMLEY AND BIEDERMANN SURVEY DATED APRIL 11, 1997 AS NUMBER 97459.

NOTE: AFFECTS THE EAST 38.02 FEET, AS MEASURED ALONG THE SOUTH LINE OF PARCEL NUMBER 3 DESCRIBED HEREIN

NOTE: NO PART OF THE BUILDING ON THE LAND (EXCLUDING SIGNS) FALLS WITHIN THE CLARK STREET RIGHT OF WAY.

3. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY FOR POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, AS CREATED BY GRANT RECORDED ON MAY 9, 1974 AS DOCUMENT 22711620.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IN CONNECTION WITH CONTINUING WORK ON ELEVATORS.
5. IF ANY DOCUMENT REFERENCED HEREIN CONTAINS A COVENANT, CONDITION OR RESTRICTION VIOLATIVE OF 42 USC 3604(C), SUCH COVENANT, CONDITION OR RESTRICTION TO THE EXTENT OF SUCH VIOLATION IS HEREBY DELETED.
6. RIGHT OF TENANTS UNDER EXISTING UNRECORDED LEASES AND OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM, AS SET FORTH IN EXHIBIT ATTACHED HERETO.
7. AERIAL WIRES ONTO THE SUBJECT PREMISES OVER PART OF PARCELS 1 AND 2 AND ONTO THE SUBJECT PREMISES AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
8. ENCROACHMENT OF A DOWNSPOUTS OVER THE SOUTH LINE OF PARCEL 1 AND ONTO ADJOINING PROPERTY BY AN UNDISCLOSED DISTANCE AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
9. ENCROACHMENT OF A GUTTER OVER THE SOUTH LINE OF PARCEL 1 AND ONTO ADJOINING PROPERTY BY AN UNDISCLOSED DISTANCE AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.

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10. ENCROACHMENT OF A FIRE ESCAPES OVER THE SOUTH LINE OF PARCEL 1 AND ONTO ADJOINING PROPERTY BY AN UNDISCLOSED DISTANCE AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
11. ENCROACHMENT OF AN AIR CONDITIONER OVER THE SOUTH LINE OF PARCEL 1 AND ONTO ADJOINING PROPERTY BY AN UNDISCLOSED DISTANCE AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
12. ENCROACHMENT OF A BRICK BUILDING OVER THE SOUTH LINE OF PARCEL 1 AND ONTO ADJOINING PROPERTY BY AN UNDISCLOSED DISTANCE AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
13. ENCROACHMENT OF A GRANITE PIER OVER THE EAST LINE OF PARCEL 1 LINE AND ONTO ADJOINING PROPERTY BY AS MUCH AS 0.12 FEET MORE OR LESS AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
14. ENCROACHMENT OF A COLUMN OVER THE EAST LINE OF PARCEL 1 AND ONTO ADJOINING PROPERTY BY AS MUCH AS 0.44 FEET MORE OR LESS AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
15. ENCROACHMENT OF AN OVERHEAD "CENTURY" SIGN OVER THE EAST LINE OF PARCEL 1 AND ONTO ADJOINING PROPERTY BY AN UNDISCLOSED DISTANCE AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
16. ENCROACHMENT OF A METAL CANOPY EDGE OVER THE EAST LINE OF PARCEL 1 AND ONTO ADJOINING PROPERTY BY A DISTANCE OF 6.30 FEET MORE OR LESS AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
17. ENCROACHMENT OF COPING OVER THE EAST LINE OF PARCEL 1 AND ONTO ADJOINING PROPERTY BY AN UNDISCLOSED DISTANCE AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
18. ENCROACHMENT OF AN OVERHEAD SIGN OVER THE EAST LINE OF PARCEL 3 AND ONTO

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ADJOINING PROPERTY BY AN UNDISCLOSED DISTANCE AS DISCLOSED BY SURVEY  
RECERTIFIED APRIL 11, 1997.

19. ENCROACHMENT OF AN OVER HEAD "PARKING LOT" SIGN OVER THE EAST LINE OF PARCEL 3 AND ONTO ADJOINING PROPERTY BY AN UNDISCLOSED DISTANCE AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
20. ENCROACHMENT OF A CONCRETE GARAGE OVER THE NORTH LINE OF PARCEL 3 AND ONTO ADJOINING PROPERTY BY AS MUCH AS 0.03 FEET MORE OR LESS AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
21. ADVERSE ENCROACHMENT OF A WROUGHT IRON GATE OVER THE NORTH LINE OF PARCEL 3 AND ONTO THE SUBJECT PREMISES BY AN UNDISCLOSED DISTANCE AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
22. ENCROACHMENT OF A FENCE POST OVER THE SOUTH LINE OF PARCEL 2 LINE AND ONTO ADJOINING PROPERTY BY AS MUCH AS 0.88 FEET MORE OR LESS AS DISCLOSED BY SURVEY RECERTIFIED APRIL 11, 1997.
23. MORTGAGE, ENTITLED AS MORTGAGE AND SECURITY AGREEMENT DATED APRIL 14, 1997 AND RECORDED APRIL 16, 1997 AS DOCUMENT NUMBER 97263766 MADE BY CENTURY, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, TO LASALLE NATIONAL BANK, TO SECURE AN INDEBTEDNESS OF \$11,800,000.00.
24. ASSIGNMENT OF LEASES AND RENTS DATED APRIL 14, 1997 AND RECORDED APRIL 16, 1997 AS DOCUMENT NUMBER 97263767, MADE BY CENTURY, L.L.C., AN ILLINOIS LIMITED LIABILITY, TO LASALLE NATIONAL BANK.
25. SECURITY INTEREST OF LASALLE NATIONAL BANK, UNDER A FINANCING STATEMENT EXECUTED BY CENTURY L.L.C., AND FILED APRIL 16, 1997 AS DOCUMENT NUMBER 97263769.

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