97585223

UNOFFICIAL COPY

WARRANTY DEED AND LAND LEASE ASSIGNMENT

THE GRANTOR EAST WATER PLACE
L.P., an Illinois Limited Partnership,
forganized under the laws of the State of
Illinois, for and in consideration of the sum
of Ten (\$10.00) Dollars and other good and
valuable consideration in hand paid conveys,
warrants and assigns to: Mary Ann
Magsaysay-Rosete, 505 N. Lake Shore
Drive, Chicago, Illinois 60611

97585223

DEPT-01 RECORDING

\$25.00

- _ T40012 TRAN 6270 08/11/97 15:32:00
- , \$2899 ± CG *-97-585223
 - COOK COUNTY RECORDER

all Grantor's interest (as better defined below) in and to the Real Estate described as Parcel 1 on the attached Exhibit.

Grantor's interest in the said real estate consists of ownership of the buildings and improvements located on the land and a leasehold estate created by an instrument referred to as the Master Lease, executed by The Chicago Dock & Canal Trust, an Illinois business trust, as lessor, and Ogden Partners North, Inc., an Illinois corporation, as lessee, dated January 1, 1996 and recorded May 23, 1996 as Document 96392436, and amended by Lease Addendum dated May 12, 1996 and recorded Jany 23, 1996 as Document 96392437, which Addendum substituted Grantor herein, East Water Place, L.P., as lessee, and Second Lease Addendum dated June 11, 1996, and recorded June 19, 1996 as Document 96470154, which Lease and Addendums demise the land for a term of years beginning in 1996 and ending December 31, 2094.

Grantor further grants and assigns from its interest in the said Marker Lease the easement shown as Parcel 2 on the attached Exhibit.

Grantor Further Grants To Grantee, Their Successors And Assigns, As Rights And Easements Appurtenant To The Above-Described Real Estate, The Rights And Easements For The Benefit Of Said Property Set Forth In The Aforementioned Declaration, And Grantor Reserves To Itself, Its Successors And Assigns, The Rights And Easements Set Forth In Said Declarations For The Benefit Of The Remaining Property Described Therein.

This Deed Is Subject To All Rights, Easements, Restrictions, Conditions, Covenants And Reservations Contained In Said Declarations, The Same As Though The Provisions Of Said Declarations Were Recited And Stipulated At Length Herein.

Dated: May 7, 1997

EAST WATER PLACE, L. P., an Illinois limited partnership

By: OGDEN PARTNERS NORTH, INC.,

its general partner

BOX 333-CTI

Mark R. Ordower, Its President

This Instrument Prepared by: Mark R. Ordower & Assoc., 120 N. LaSalle, #2900, Chicago, Illinois 60602 Send Subsequent Tax Bills to: Mary Ann Magsaysay-Rosete, 408-E East North Water St, Chgo, Illinois 60611

UNOFFICIAL COPY

LEGAL DESCRIPTION

of premises commonly known as 408-E East North Water Street, Chicago, Illinois 60611

PARCEL 1: 408-E East North Water Street: The East 21.0 Feet of the West 95.73 Feet of the North 75.32 Feet of the South 162.15 Feet of That Part Lying East of a Line Drawn Perpendicular to the South Line Thereof Through a Point Therein 75.39 Feet East of the Southwest Corner Thereof of the Following Described Property, Taken as a Tract: The West 563 Feet of Block 5 (Excepting the Southerly 6.50 Feet Thereof) in Cityfront Center, Being a Resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, According to the Plat Thereof Recorded February 24, 1987 as Document 87106320, in Cook County, Illinois.

PARCEL 2: Easement for the Benefit of Parcel 1 Aforesaid for Ingress and Egress Over Portions of the Common Areas as Delineated on the Survey Attached to the Declaration of Easements, Restrictions, and Coverages for East Water Place Recorded November 13, 1996 as Document 96865968.

Permanent Real Est	ate Index N	umber <u>17-10-221-008-0000</u>	
Address of Real Est	tate4	08-E East North Water Street Chicago, Illinois 60611	
		C/o.	
		7/6	.: '
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	•	Co	

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Alda Amini, Eg.

Morynnyi Magsaysay-Rose?

155 N. Horbor Dave

108-E & NorthWater Street

Chiqo, IL 60001

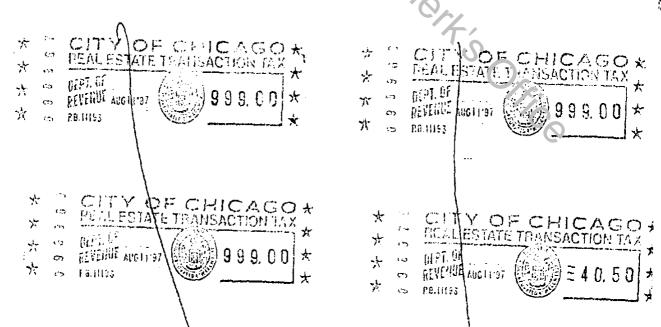
OR RECORDER'S OFFICE BOX NO.

clsgdoc.ewp-102296

I, Georgette Phillos, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark R. Ordower personally known to me to be the same person whose name is subscribed to the foregoing instrument as President of Ogden Partners North, Inc., an Illinois Corporation. General Partner of East Water Place L.P., appeared before me this day in person and acknowledged to me that he, being thereunto duly authorized, signed, and delivered said instrument as the free and voluntary act of said entity, and as his own free and voluntary act, for the uses and purposes therein set forth

GIVEN under my hand and official seal this May 7, 1997.





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Proberty of Coot County Clerk's Office