

UNOFFICIAL COPY

97699481

WARRANTY DEED AND LAND LEASE ASSIGNMENT

7683013 R.A. 11/13/97

THE GRANTOR EAST WATER PLACE L.P., an Illinois Limited Partnership, organized 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: Behzad and Gilda Amini, 155 N. Harbor Drive, Chicago, Illinois 60601

DEPT-01 RECORDING

\$25

150012 TRAN 6765 09/22/97 13:30:00

1955 ARC * 97-69948

COOK COUNTY RECORDER

is husband and wife, not as joint tenants with right of survivorship, nor as tenants in common, but as TENANTS BY THE ENTIRETY. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants nor as tenants in common but as TENANTS BY THE ENTIRETY forever, 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 May 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 Master 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: September 18, 1997

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

By: OGDEN PARTNERS NORTH, INC.,
its general partner

By: *Mark R. Ordower*
Mark R. Ordower, Its President

BOX 333-CTI

97699481

This Instrument Prepared by: Mark R. Ordower & Assoc., 120 N. LaSalle, #2900, Chicago, Illinois 60602
Send Subsequent Tax Bills to: Behzad and Gilda Amini, 456-E East North Water Street, Chicago, Illinois 60611

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LEGAL DESCRIPTION

of premises commonly known as 456-E East North Water Street, Chicago, Illinois 60611

PARCEL 1: 456-E East North Water Street: That part of the North 15.0 feet of the South 94.90 feet lying East of a line drawn perpendicular to the South line thereof through a point therein 505.03 feet East of the Southwest corner thereof of the following described property, taken as a tract: The West 503 feet of Block 6 (excepting the South 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 Covenants for East Water Place Recorded November 13, 1996 as Document 96865968.

Permanent Real Estate Index Number 17-10-221-008-0020

Address of Real Estate 456-E East North Water Street, Chicago, Illinois 60611

97609481

MAIL TO:

Cilda Amiri

456 E East North Water St.

Chgo, IL 60611

SEND SUBSEQUENT TAX BILLS TO:

Belzou & Cilda Amiri

456 E East North Water St.

Chgo, IL 60611

OR RECORDER'S OFFICE BOX NO. _____

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