

UNOFFICIAL COPY

WARRANTY DEED AND LAND LEASE ASSIGNMENT

97010698

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: Marc Bartolone and Rita Bartolone, 675 W. Wrightwood, #3, Chicago, Illinois 60614

DEPT-01 RECORDING \$25.00
T#0012 TRAN 3627 01/06/97 15:40:00
#6686 CG *-97-010698
COOK COUNTY RECORDER

as 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: December 11, 1996

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

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

By: 
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: Marc and Rita Bartolone, 443 N. McClurg Court, Chicago, Illinois 60611

BOX 333-CTI

7641926 DBA 3064

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LEGAL DESCRIPTION

of premises commonly known as 443 N. McClurg Court, Chicago, Illinois 60611

PARCEL 1: 443 N. McClurg Court: That Part of the North 21.04 Feet of the South 115.97 Feet Lying West of a Line Drawn Perpendicular to the South Line Thereof Through a Point Therein 58.0 Feet East of the Southwest Corner Thereof of the Following Taken as a Tract: The West 563 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 17-10-221-038-0000

Address of Real Estate 443 N. McClurg Court, Chicago, Illinois 60611

MAIL TO:

Robert G. Ramin Jr.

1191 Waufer Road.

Glenside, Ill.
60025

SEND SUBSEQUENT TAX BILLS TO:

OR RECORDER'S OFFICE BOX NO. _____

86901026
97010698

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
JAN-3'97
405.00
P.D. 10714

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Cook County
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
STAMP JAN-3'97
P.D. 11424
202.50

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 December 11, 1996.

"OFFICIAL SEAL"
GEORGETTE PHILLOS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/23/97

Georgette Phillos
Notary Public

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN-3'97
P.D. 11195
140.50

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN-3'97
P.D. 11195
999.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN-3'97
P.D. 11196
999.00

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
JAN-3'97
P.D. 11195
999.00

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