

GEORGE E. COLE  
LEGAL FORMS

No. 803  
November 1994

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

97071987

THIS AGREEMENT, made this 29th day of January, 1997, between No More Pickles, L.L.C., an Illinois limited liability company

~~a corporation created and existing under and by virtue of the laws of the State of \_\_\_\_\_ and duly authorized to transact business in the State of \_\_\_\_\_, party of the first part, and Treadwater, L.L.C., a Delaware limited liability company, 3175 Commercial Avenue, #202, Northbrook, IL~~

(Name and Address of Grantor) party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00)

Dollars and other ~~good and valuable consideration~~ in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the ~~board of \_\_\_\_\_ of said corporation~~, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Legal description attached hereto as Exhibit A and made a part hereof.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2 SEC. 200.1-2 (B-6) OR PARAGRAPH SEC 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

DATE 1/31/97 Louis Cohen BUYER, SELLER OR REP?

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns 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, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

Address(es) of real estate: 160 North Loomis Street, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its members, President, and executed by its \_\_\_\_\_ Secretary, the day and year first above written.

SEE ATTACHED SIGNATURE PAGE

(Name of Corporation)  
By \_\_\_\_\_  
President  
Attest: \_\_\_\_\_  
Secretary

This instrument was prepared by Wayne S. Gilsartin, Goldberg, Kohn, Bell, Black, Rosenbloom & Moritz, Ltd. 55 East Monroe Street, Suite 3700, Chicago, Illinois 60602 (Name and Address)

Mail to: Kudnick & Wolfe, Attn: Louis Cohen  
203 N LaSalle  
Chicago, Ill. 60602

BOX 333-CTI

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP JAN 31 1997  
\$600.00

# UNOFFICIAL COPY

MAIL TO: 

Louis S. Cohen, Esq.
(Name)
203 W. LaSalle, Suite 1800
(Address)
Chicago, IL 60601
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

I, \_\_\_\_\_ a Notary Public  
do hereby certify that \_\_\_\_\_  
personally known to me to be the \_\_\_\_\_ President of \_\_\_\_\_

Property of Cook County Clerk's Office

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GEORGE E. COLE  
LEGAL FORMS

No. 803  
November 1984

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

97071987

THIS AGREEMENT, made this 24th day of January, 1997, between Mo More Pickles, L.L.C., an Illinois limited liability company, a corporation 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 Treadwater, L.L.C., a Delaware limited liability company, 3175 Commercial Avenue, #202, Northbrook, IL

(Name and Address of Grantee)

party of the second part, WILLIAMSSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does WARRANT, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Legal description attached hereto as Exhibit A and made a part hereof.

EXEMPT UNDER PROVISIONS OF PARAGRAPH 1-2 SEC. 200.1-2 (B-6) OR PARAGRAPH 1-4 SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

1/31/97 DATE BUYER, SELLER OR REP. Louis Cohen

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns 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, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said party of the first part, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Number(s) \_\_\_\_\_  
Address(es) of real estate: 160 North Loomis Street, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Members President, and attested by its Secretary, the day and year first above written.

SEE ATTACHED SIGNATURE PAGE

By \_\_\_\_\_ (Name of Corporation)  
President  
Attest: \_\_\_\_\_  
Secretary

This instrument was prepared by Wayne S. Gilmartin, Goldberg, Kohn, Bell, Black, Rosenbloom & Moritz, Ltd. 55 East Monroe Street, Suite 3700, Chicago, Illinois 60603  
(Name and Address)

Mail to: Rudnick & Wolfe, Attn: Louis Cohen  
263 N LaSalle  
Chicago, Ill. 60602

BOX 333-371

3320  
21

97071987

76-29418-122

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Louis S. Cohen, Esq.

MAIL TO:

(Name)
203 N. LaSalle, Suite 1800
(Address)
Chicago, IL 60601
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

(Name)
(Address)
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_ a Notary Public  
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_  
 personally known to me to be the \_\_\_\_\_ President of \_\_\_\_\_  
 a \_\_\_\_\_ corporation, and \_\_\_\_\_, personally known to me to be the  
 \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose  
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that  
 as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and  
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to  
 authority, given by the Board of \_\_\_\_\_ of said corporation as their free and voluntary  
 act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

Notary Public

County of \_\_\_\_\_

Box 57071387

SPECIAL WARRANTY DEED

Corporation to Individual

TO

ADDRESS OF PROPERTY:

MAIL TO:

GEORGE E. COLE  
LEGAL FORMS

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SIGNATURE PAGE

No More Pickles, L.L.C., an Illinois limited liability company

By [Signature]  
Gary D. Cowen

By [Signature]  
Wayne S. Gilman

By [Signature]  
Steven Blinderman

By [Signature]  
David Blinderman

Property of Co. County Clerk, Office

0803058

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JAN 31 1997  
\$ 600.00

0803058

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JAN 31 1997  
\$ 600.00

Co. County  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
JAN 31 1997  
\$ 600.00

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## ACKNOWLEDGEMENT

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

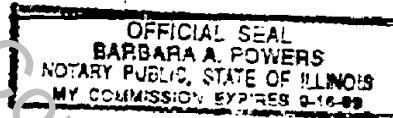
I, Barbara A. Powers, a notary public in and for said County and State, do hereby certify that Gary D. Cowen, Wayne S. Gilmartin, Steven Blinderman and David Blinderman, the members of No More Pickles, L.L.C., an Illinois limited liability company, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act and as the free and voluntary act of No More Pickles, L.L.C., for the uses and purposes therein set forth.

Given under my hand and notary seal this 29<sup>th</sup> day of January, 1997.

Barbara A. Powers

Notary Public

My Commission Expires:



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EXHIBIT A

## PARCEL 1:

LOTS 21 AND 22 (EXCEPT THE SOUTH 35 FEET OF SAID LOTS) IN BLOCK 1 IN UNION PARK ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

LOTS 23 AND 24 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF LINE DRAWN THROUGH A POINT IN THE SOUTH LINE OF WEST LAKE STREET 13.19 FEET WEST OF THE WEST LINE OF SHELDON STREET AND THROUGH A POINT IN THE NORTH LINE OF WEST RANDOLPH STREET 43.2 FEET EAST OF THE INTERSECTION OF THE NORTH LINE OF WEST RANDOLPH STREET AND NORTH EASTERLY LINE OF BRYAN PLACE) IN BLOCK 1 IN UNION PARK ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

ALL THAT PART OF THE EAST AND WEST 10-FOOT PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 21 AND 22, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 23 AND LYING EAST OF AND ADJOINING THE WEST LINE OF SAID LOT 21 PRODUCED NORTH 10 FEET IN BLOCK 1 OF UNION PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PART OF THE EAST AND WEST PUBLIC ALLEY BEING FURTHER DESCRIBED AS THE EAST 100 FEET MORE OR LESS OF THE FIRST EAST AND WEST PUBLIC ALLEY NORTH OF WEST RANDOLPH STREET IN THE BLOCK BOUNDED BY WEST LAKE STREET, WEST RANDOLPH STREET, NORTH OGDEN AVENUE AND NORTH LOOMIS STREET ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

THAT PART OF THE WEST 1/2 OF THE SOUTH 145.26 FEET, MORE OR LESS, OF VACATED NORTH LOOMIS STREET, LYING 8.0 FEET NORTH OF AND ADJOINING THE NORTH LINE OF WEST RANDOLPH STREET, AS WIDENED, ADJOINING LOTS 22 AND 23, BOTH INCLUSIVE, IN UNION PARK ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 5 AND 6 IN CIRCUIT COURT PARTITION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(s): 17-08-323-002 and  
17-08-323-004  
17-08-324-018

Address: 160 North Loomis Street  
Chicago, Illinois 60607

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## EXHIBIT B

1. GENERAL TAXES FOR THE YEAR 1996 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

2. ENCROACHMENTS OF BRICK BUILDING LOCATED ON PARCELS 1A AND 1B AS FOLLOWS:

A. ONTO THE PUBLIC PROPERTY SOUTH AND ADJOINING BY .18 OF A FOOT;

B. ONTO PROPERTY WEST AND ADJOINING BY .08 OF A FOOT AT THE SOUTHWEST CORNER OF PARCEL 1A, PROVIDED THE TITLE COMPANY PROVIDES AFFIRMATIVE COVERAGE OVER SAME;

C. ONTO PROPERTY WEST AND ADJOINING BY .28 OF A FOOT AT THE NORTHWEST CORNER OF PARCEL 1B; PROVIDED THE TITLE COMPANY PROVIDES AFFIRMATIVE COVERAGE OVER SAME;

D. ONTO THE PUBLIC PROPERTY NORTH AND ADJOINING BY .07 AND .42 OF A FOOT, PROVIDED THE TITLE COMPANY PROVIDES AFFIRMATIVE COVERAGE OVER SAME; AND

AS DISCLOSED BY SURVEY BY GREMLEY AND BIEDERMANN, INC., DATED APRIL 1, 1981 ORDER NO. 81624 AND UPDATED BY A SURVEY DATED JANUARY 26, 1993 ORDER 93109, AND RECERTIFIED JANUARY 26, 1995 AND AUGUST 24, 1995.

3. ENCROACHMENT OF THE OVERHEAD SIGNS ON THE BUILDINGS ON PARCELS 1A AND 1B ONTO THE PUBLIC ALLEY NORTH AND ADJOINING BY APPROXIMATELY 0.75 FEET, AND ONTO THE CONCRETE WALK EAST AND ADJOINING BY APPROXIMATELY 0.75 FEET, AS SHOWN ON PLAT OF SURVEY BY GREMLEY AND BIEDERMANN, INC., DATED JANUARY 26, 1993, ORDER NO. 93109, RECERTIFIED JANUARY 26, 1995 AND AUGUST 24, 1995.

4. ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST GRANTEE.

5. UNRECORDED LEASE WITH ELLER MEDIA COMPANY, FORMERLY KNOWN AS METROMEDIA, INC.

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6. THE FOLLOWING DESCRIBED PORTION OF THE LAND IS NOT ASSESSED FOR GENERAL REAL ESTATE TAXES FOR THE YEAR 1995 AND PRIOR YEARS:

~~THE WEST 20 FEET OF~~ PARCEL 4

7. EASEMENT IN FAVOR OF CITY OF CHICAGO, ILLINOIS BELL TELEPHONE COMPANY AND PEOPLES GAS, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE ORDINANCE OF VACATION RECORDED AS DOCUMENT NO. 771176, AFFECTING THE VACATED LOOMIS STREET OF THE LAND.

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