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29 00
26 00

SPECIAL WARRANTY DEED

THIS AGREEMENT, is made this 27th day of January, 1997 between **LW-SSP2, L.P.**, a limited partnership created and existing under and by virtue of the laws of the State of Delaware, ("Grantor"), and **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 23, 1996, AND KNOWN AS TRUST NUMBER 122547-02**, ("Grantee")

WITNESSETH.

THAT the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority, Grantor, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and to its assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and described in Exhibit "A" attached hereto, together with all the rights and privileges appurtenant thereto:

Together with all and singular the hereditaments and appurtenances thereunto 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 Grantor, 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 Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors 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 encumbered 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 all restrictions, easements, and other matters of record as of the date hereof.

THE REAL PROPERTY IS BEING CONVEYED "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AS OF THE DATE OF THIS DEED, WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED. GRANTEE IS HEREBY ACQUIRING THE REAL PROPERTY BASED SOLELY UPON GRANTEE'S OWN INDEPENDENT INVESTIGATIONS AND INSPECTIONS OF THAT PROPERTY AND NOT IN RELIANCE ON ANY INFORMATION PROVIDED BY GRANTOR OR GRANTOR'S AGENTS OR CONTRACTORS. GRANTOR HAS MADE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE ANY OF THE REAL PROPERTY. GRANTOR SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE REAL PROPERTY OR GRANTOR'S TITLE THERETO OTHER THAN THOSE SPECIFICALLY SET FORTH ABOVE. THIS PROVISION SHALL NOT LIMIT THE WARRANTY GRANTED HEREIN.

Address of real estate: 801 South Wells Street
Chicago, Illinois

BOX 333-CTI

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Handwritten notes: 27th, 29 00, 26 00, and a circled '1'.

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
999.00

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REAL ESTATE TRANSFER TAX
DEPT OF REVENUE
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REAL ESTATE TRANSACTION TAX
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed and seal to be affixed to these presents by its Attorney-in fact, Lennar Partners Inc., by its Vice-President and attested by its Assistant Secretary, the day and year first above written.

LW-SSP2, L.P., a Delaware limited partnership

By: Lennar Partners, Inc.
Its Attorney-in-fact

By: Mark Griffith
Vice President

STATE OF GEORGIA

COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County, in the State aforementioned, CERTIFY THAT Mark A. Griffith personally known to me to be the Vice President of the Lennar Partners, Inc., and 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 severally acknowledged that as such Vice President he signed sealed and delivered the instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation as Attorney-in-fact for LW-SP2, L.P., and for the uses and purposes therein set forth.

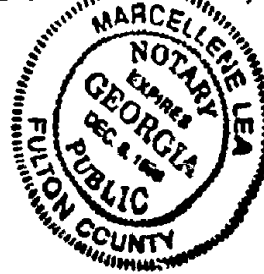
97084394

Given under my hand and notarial seal, this 23rd day of Jan., 1997.

Marcellene Lea
Notary Public

My commission expires on Dec 8, 1998.

(SIGNATURES CONTINUE ON NEXT PAGE)



\$44,760.00 m3

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Attest:

Cory Boydston
Cory Boydston
Assistant Secretary

STATE OF FLORIDA

COUNTY OF DADE

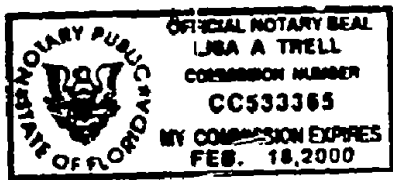
I, the undersigned, a Notary Public in and for said County, in the State aforementioned, CERTIFY THAT Cory Boydston, personally known to me to be the Assistant Secretary of Lennar Partners, Inc., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Assistant Secretary, she signed sealed and delivered the instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation as Attorney-in-fact for LW-SP2, L.P., and for the uses and purposes therein set forth.

97084394

Given under my hand and notarial seal, this 23 day of Dec, 1997.

[Signature]
Notary Public

My commission expires on _____, 19__.



This instrument was prepared by:
Raymond J. Cheney, Esq.
Fincher & Associates, P.C.
600 Peachtree Street
Suite 3500
Atlanta, Georgia 30308

mail to Universal Title Co
35 N. LaSalle
Chgo. Ill 60690
Attn: Land Trust Dept

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EXHIBIT A

Property Description

LOTS 3, 4, 9 AND THE NORTH 1/2 OF LOT 10 IN PARKER AND OTHERS
SUBDIVISION OF BLOCK 103 IN SCHOOL SECTION ADDITION TO CHICAGO IN
SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 801 South Wells Street, Chicago, Illinois

P.I.N.: 17-16-410-001, 002, 003

. DEPT-01 RECORDING \$29.00
. T#0012 TRAN 3950 02/05/97 14:52:00
. #9241 # CG *-97-084394
. COOK COUNTY RECORDER
. DEPT-10 PENALTY \$26.00

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