

# UNOFFICIAL COPY

## WARRANTY DEED AND LAND LEASE ASSIGNMENT

97122519

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: Marilou Von Ferstel, 1550 N. State Street, Chicago, Illinois 60610

: DEPT-01 RECORDING \$25.00  
: T#0012 TRAN 4099 02/21/97 14:53:00  
: #5264 : CG \*-97-122519  
: 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 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 January 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: February 12, 1997

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

**BOX 333-CTI**

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

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

97122519

This Instrument Prepared by: Mark R. Ordower & Assoc., 120 N. LaSalle, #2900, Chicago, Illinois 60602  
Send Subsequent Tax Bills to: Marilou Von Ferstel, 435 N. McClurg Court, Chicago, Illinois 60611

7644631 RIN/DA

25.00  
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## LEGAL DESCRIPTION

of premises commonly known as 435 N. McClurg Court, Chicago, Illinois 60611

**PARCEL 1: 435 N. McClurg Court:** That Part of the North 21.02 Feet of the South 43.91 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 17-10-221-008-0000

Address of Real Estate 435 N. McClurg Court, Chicago, Illinois 60611

97122519

### MAIL TO:

Martin Cohn

116 S. Michigan Ave.

Chicago IL - 60603

### SEND SUBSEQUENT TAX BILLS TO:

Marlou Von Ferstel

435 N. McClurg Ct

Chicago, IL 60611

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



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