

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 27th day of February 1997, by and between RANDOLPH TOWER CORP., an Illinois corporation ("Grantor") to TELEGRAPH PROPERTIES LIMITED PARTNERSHIP, an Illinois limited partnership ("Grantee").

97149831

### WITNESSETH:

That Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said Grantee, the real estate situated in Cook County, Illinois, legally described in Exhibit A attached hereto and made a part hereof (which real estate hereby conveyed is herein called the "Premises"), subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said Premises with the tenements and appurtenances thereupon belonging the same unto said Grantee to the proper use, benefit and behoof forever of said Grantee.

Grantor warrants marketable fee title to the Property to Grantee against all acts of the Grantor and no other, subject to the matters set forth in Exhibit B.

DEPT-01 RECORDING \$29.50  
 T#0001 TRAN 8447 03/05/97 12:27:00  
 #4317 + RC #-97-149831  
 COOK COUNTY RECORDER

RANDOLPH TOWER CORP., an Illinois corporation

By: [Signature]  
 Joseph Soleimani  
 President

97149831

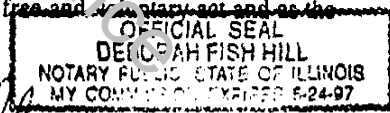
STATE OF ILLINOIS ) SS  
 COUNTY OF COOK )

I, the undersigned, Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Joseph Soleimani, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal.

Date: 27 February 1997

[Signature]  
 Notary Public



Prepared by:  
 Heinrich & Hill  
 430 W. Erie Street  
 Suite 307  
 Chicago, Illinois 60610

Send subsequent tax bills to:  
 Telegraph Properties Limited  
 Partnership  
 188 W. Randolph Suite 300  
 Chicago, Illinois 60601

MAIL TO After recording return to:  
 Mark Goldsher, Esq.  
 Goldsher & Goldsher  
 640 N. LaSalle Street  
 Suite 300  
 Chicago, IL 60610

*Handwritten notes:*  
 (44)  
 Co. J.  
 EN 960044

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 5 IN BLOCK 33 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-05-433-001

Address: 188 W. Randolph  
Chicago, Illinois

CITY OF CHICAGO

~~45,750.00~~

~~11.16~~

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

~~0.0000~~

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

~~0.0000~~

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

~~0.0000~~

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

0.58675

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP MAR-5'97  
No. 11422

999.00

REAL ESTATE TRANSACTION TAX

53.00

1886743

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP MAR-5'97  
No. 11422

999.00

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP MAR-5'97  
No. 11422

999.00

REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP MAR-5'97  
No. 11422

118800

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 1996 (SECOND INSTALLMENT) AND 1997. TAX NUMBER 17-09-433-001 VOLUME 510
2. PARTY WALL RIGHTS AND EASEMENTS AS CONTAINED IN DOCUMENT RECORDED MAY 26, 1880 AS NUMBER 273922.
3. PARTY WALL RIGHTS AND EASEMENTS AS CONTAINED IN DOCUMENT MAY 26, 1880 AS NUMBER 273923.
4. PARTY WALL RIGHTS AND EASEMENTS AS CONTAINED IN DOCUMENT RECORDED MAY 26, 1880 AS NUMBER 273925.
5. PROCEEDINGS PENDING IN THE CIRCUIT COURT OF COOK COUNTY, CASE NUMBER 96CH12043, ON A COMPLAINT FILED BY MARY LOU PIER D/B/A PIER AND ASSOCIATES AND AGAINST RANDOLPH TOWER CORP., ET. AL., TO CEASE ANY AND ALL EVICTION PROCEEDINGS.
6. BY AMENDMENTS TO THE CITY MUNICIPAL CODE, THE RECORDING/FILING OF ANY DEED OR OTHER INSTRUMENT OF CONVEYANCE MAY BE SUBJECT TO REAL ESTATE TRANSFER TAXES IMPOSED BY THE CITY OF CHICAGO AND PRIOR APPROVAL BY THE CITY DEPARTMENT OF WATER. RELATIVE THERETO, ALL DEEDS SUBMITTED TO THIS COMPANY FOR RECORDING MUST BE ACCOMPANIED BY THE CITY DEPARTMENT OF WATER'S CERTIFICATION TOGETHER WITH APPROPRIATE TRANSFER TAX DECLARATION. IN LIEU THEREOF, SAID DEEDS, ETC., MUST BE PROPERLY EXEMPTED FROM SAID TAX.
7. BY CITY OF CHICAGO MUNICIPAL ORDINANCE A TRANSFER TAX HAS BEEN IMPOSED UPON THE SALE OF REAL PROPERTY LOCATED WITHIN THE MUNICIPALITY. THEREFORE ALL DEEDS PRESENTED TO THIS COMPANY FOR RECORDING MUST HAVE THE APPROPRIATE TRANSFER TAX STAMPS AFFIXED THERETO. OR BE MARKED "EXEMPT" BY THE MUNICIPALITY, TOGETHER WITH THE APPLICABLE TRANSFER DECLARATION OR EXEMPTION FORM.
8. RIGHT OF TENANTS UNDER EXISTING UNRECORDED LEASES AND OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM.
9. IF ANY DOCUMENT REFERENCED HEREIN CONTAINS A COVENANT, CONDITION OR RESTRICTION VIOLATIVE OF 42 USC 3604(C), SUCH COVENANT, CONDITION OR RESTRICTION TO THE EXTENT OF SUCH VIOLATION IS HEREBY DELETED.
10. ENCROACHMENTS OF IMPROVEMENTS LOCATED MAINLY ON THE LAND AS DESCRIBED BELOW DISCLOSED BY SURVEY PREPARED BY NATIONAL SURVEY SERVICE, INC., LAST REVISED JULY 8, 1988 AS NO. N-112832:
  - (A) METAL BUMPERS OVER THE NORTH LINE AND ONTO WEST COUCH PLACE;
  - (B) NORTH FACE OF BRICK OF 5 STORY BUILDING OVER THE NORTH LINE AND ONTO WEST COUCH PLACE BY .02 FEET AT GRADE AND BY .07 FEET AT ROOF;
  - (C) NORTH EAST CORNER OF BRICK OF 2 STORY BUILDING OVER THE NORTH LINE AND ONTO WEST COUCH PLACE BY .05 FEET, AND OVER THE EAST LINE AND ONTO LAND ADJOINING BY .07 FEET AT GRADE;
  - (D) NORTH EAST CORNER OF BRICK OF 2 STORY BUILDING OVER THE NORTH LINE AND ONTO WEST COUCH PLACE BY .07 FEET AND OVER THE EAST LINE AND ONTO LAND ADJOINING BY .05 FEET AT ROOF;
  - (E) NORTH EAST CORNER OF COPING ON 2 STORY BUILDING OVER THE NORTH LINE AND ONTO WEST COUCH PLACE BY .16 FEET AND OVER THE EAST LINE AND ONTO LAND ADJOINING BY .14 FEET;
  - (F) EAST EDGE OF TITLE COPING ON 2 STORY BUILDING OVER THE EAST LINE AND ONTO LAND ADJOINING BY .14 FEET AT THE ROOF.

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- (G) EAST FACE OF BRICK ON 2 STORY BUILDING OVER THE EAST LINE AND ONTO LAND ADJOINING BY .03 FEET.
- (H) SOUTH EAST CORNER OF 45 STORY BUILDING OVER THE EAST LINE AND ONTO LAND ADJOINING BY .08 FEET AT GRADE;
- (I) EAST FACE OF 45 STORY BUILDING OVER THE EAST LINE AND ONTO LAND ADJOINING BY .06 FEET AT SECOND FLOOR, BY .03 FEET AT 8 FEET BELOW FIFTH FLOOR AND BY .03 FEET AT FIFTH FLOOR;
- (J) TERRACOTTA CORNICE AT SOUTH WEST CORNER OF 45 STORY BUILDING OVER THE SOUTH LINE AND ONTO LAND ADJOINING BY 1.05 FEET AND OVER THE WEST LINE AND ONTO LAND ADJOINING BY 1.05 FEET;
- (K) SOUTH WEST CORNER OF TRIM ON 45 STORY BUILDING OVER THE WEST LINE AND ONTO ADJOINING LAND BY .06 FEET AND OVER THE SOUTH LINE AND ONTO ADJOINING LAND BY .06 FEET AT SECOND FLOOR;
- (L) SOUTH WEST CORNER OF COPING OF 45 STORY BUILDING OVER THE SOUTH LINE AND ONTO LAND ADJOINING BY .22 FEET AND OVER THE WEST LINE AND ONTO LAND ADJOINING BY .22 FEET AT ROOF;
- (M) TERRACOTTA CORNICE ON 45 STORY BUILDING OVER THE WEST LINE AND ONTO LAND ADJOINING BY 1.0 FEET AND OVER THE SOUTH LINE AND ONTO LAND ADJOINING BY 1.0 FEET;
- (N) WEST FACE OF 45 STORY BUILDING OVER THE WEST LINE AND ONTO LAND ADJOINING BY .01 FEET AT GRADE;
- (O) MOST WEST FACE OF CORNICE OF 45 STORY BUILDING OVER THE WEST LINE AND ONTO LAND ADJOINING BY .85 FEET AT ROOF;
- (P) NORTH WEST CORNER OF GRANITE ON 5 STORY BUILDING OVER THE NORTH LINE AND ONTO THE WEST COUCH PLACE BY .08 FEET AND OVER THE WEST LINE AND ONTO LAND ADJOINING BY .03 FEET AT GRADE;
- (Q) COPING AT ROOF OF 5 STORY BUILDING OVER THE NORTH LINE AND ONTO WEST COUCH PLACE BY .45 FEET;
- (R) NORTH FACE OF BRICK AT ROOF OF 5 STORY BUILDING OVER THE NORTH LINE AND ONTO WEST COUCH PLACE BY .09 FEET;
- (S) WEST FACE OF CORNICE ON 5 STORY BUILDING OVER THE WEST LINE AND ONTO LAND ADJOINING BY .22 FEET AT ROOF;
- (T) MOST WEST FACE OF CORNICE ON 5 STORY BUILDING OVER THE WEST LINE AND ONTO LAND ADJOINING BY 1.10 FEET AT FOURTH FLOOR;
- (U) WEST FACE OF TRIM ON 5 STORY BUILDING OVER THE WEST LINE AND ONTO LAND ADJOINING BY .09 FEET;
- (V) WEST FACE OF 5 STORY BUILDING OVER THE WEST LINE AND ONTO LAND ADJOINING BY 0.3 FEET AT GRADE AND AT FIRST FLOOR;
- (W) SIGN OVER THE SOUTH WEST CORNER BY 15 FEET, AND OVER THE WEST LINE BY 0.50 FEET AND 0.67 FEET AT THE 2<sup>ND</sup> FLOOR.
11. ENCROACHMENT OF BASEMENT UNDER CONCRETE WALK OVER THE WEST LINE AND ONTO LAND ADJOINING BY 10.0 FEET AND OVER THE SOUTH LINE AND ONTO LAND ADJOINING BY 11.75 FEET AS DISCLOSED BY SURVEY PREPARED BY NATIONAL SURVEY SERVICE, INC., LAST REVISED JULY 8, 1988 AS NUMBER N-112832.
12. ENCROACHMENT OF IMPROVEMENTS LOCATED MAINLY ON THE PREMISES EAST AND ADJOINING OVER THE EAST LINE OF AND ONTO THE LAND AS DISCLOSED BELOW DISCLOSED BY SURVEY PREPARED BY NATIONAL SURVEY SERVICE, INC., LAST REVISED JULY 8, 1988 AS NUMBER N-112832.
- (A) WEST EDGE OF COPING AT NORTH WEST CORNER OF 5 STORY BUILDING BY 1.03 FEET.

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- (B) WEST FACE OF WALL AT NORTH WEST CORNER OF 5 STORY BUILDING ABOVE SECOND FLOOR BY DISTANCES VARYING FROM .77 FEET TO 1.10 FEET.
- (C) WEST FACE OF BRICK OF 5 STORY BUILDING BY .24 FEET AT ROOF, BY .64 FEET AT THIRD FLOOR, BY .49 FEET ABOVE THE THIRD FLOOR AND BY .84 FEET AT ROOF OF 2 STORY BUILDING ON THE LAND, ALL AT JUNCTION OF 2 STORY AND 45 STORY BUILDING ON THE LAND.

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