

①
L.M.T. PROPERTY GROUP

77 41 980

d1

ck

Property of Cook County Recorder
SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made as of the 15th day of July, 1998 by 1701 N. MILWAUKEE AVENUE CORP, an Illinois corporation ("Grantor"), whose address is 1701 North Milwaukee Avenue, Chicago, Illinois, to 1701 N. MILWAUKEE DEVELOPMENT L.L.C., an Illinois limited liability company ("Grantee"), whose address is 1777 North Clybourn, Chicago, Illinois.

WITNESSETH:

That Grantor, in consideration of Ten Dollars (\$10.00) in hand paid by Grantee, for other valuable consideration, receipt of which is hereby acknowledged, DOES HEREBY REMISE, RELEASE, ALIEN AND CONVEY UNTO GRANTEE, its successors and assigns, FOREVER, the real property situated in the County of Cook, State of Illinois, legally described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the 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 forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors, that Grantor 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 Grantor will WARRANT AND DEFEND, the said premises against all persons claiming, or to claim the same, by, through or under Grantor, subject only to the permitted encumbrances set forth on Exhibit "B" attached hereto and incorporated herein by this reference.

BOY 322-CTI

5

UNOFFICIAL COPY

Property of Cook County Clerk's Office

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

an

1701 N. MILWAUKEE AVENUE CORP.,
Illinois corporation

By: Jerry Schaffner
Its: PRG.S.

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
PROPERTY OF COOK COUNTY CLERK'S OFFICE

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE
\$0.00
\$500.00

COOK COUNTY
ESTATE TRANSACTIONS
RECORDS
INDEXED
SERIALIZED
FILED
JUN 11 1998
CHICAGO, ILL.

This Instrument Prepared By:

William J. Lewis
Ungaretti & Harris
3500 Three First National Plaza
Chicago, Illinois 60602

After Recording Return To:

Charles L. Michod, Jr.
Kelly Olson Michod & Sierker
181 W. Madison, Suite 4800
Chicago, Illinois 60602

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

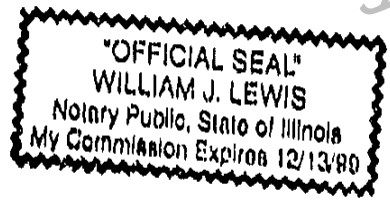
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jessy Schaffner, the _____ President, of 1701 N. MILWAUKEE AVENUE CORP., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of July, 1998.

William J. Lewis
Notary Public

My Commission expires: _____



Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 20 TO 29, INCLUSIVE, AND LOTS 49 AND 50 IN BLOCK 5 IN BRADWELL'S ADDITION, A SUBDIVISION OF 17 ACRES IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, LYING NORTH AND EAST OF THE MILWAUKEE ROAD OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.s 14-31-322-016-000 and
14-31-322-031-000.

COMMONLY KNOWN AS: 1701 N. MILWAUKEE AVENUE, CHICAGO, ILLINOIS 60004

UNOFFICIAL COPY

Property of Cook County Clerk's Office

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Second Installment of 1997 Real Property Taxes.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office