

UNOFFICIAL COPY 98116059

THE GRANTOR, DURACO, INC., a Delaware corporation, authorized to do business in Illinois, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, to the undersigned in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to NORTH KINGSBURY LLC,

whose address is 400 West Huron, Chicago, Illinois 60610

the Real Estate legally described on Rider attached hereto and made a part hereof, subject to those title exceptions described on Rider attached hereto and made a part hereof

(3)

DATED this 2nd day of February, 1998

DURACO, INC.

ATTEST:

Marilyn Seuffer
Assistant Secretary

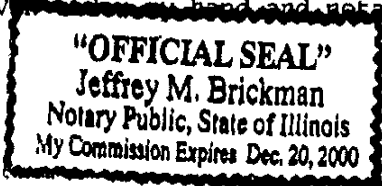
By: *Steven Yacyshyn* (SEAL)
Vice President

NNNT N9700130A / 08 3 Formme

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Steven Yacyshyn, Vice President, and Marilyn Seuffer, Assistant Secretary, of Duraco, Inc., a Delaware corporation authorized to do business in Illinois, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, respectively, and personally known to me to be such Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their 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 6th day of February, 1998.



Jeffrey M. Brickman
Notary Public

This instrument was prepared by: Harry S. Wolin, Cohon, Raizes & Regal
208 S. LaSalle St., #1860, Chicago, IL 60604

After recording, mail to:

NNNTC
222 N. LaSalle St
Chicago, IL 60601
ATTEN: TOMMI JOHNSON



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Rider

Legal Description

Parcel 1:

Lot 6 (except the north westerly 5.8 feet thereof and excepting also the north easterly 12 feet thereof) and all of Lots 7, 8, 9 and 10 (excepting the north east 12 feet of all of said Lots 7 to 10, inclusive) in Block 37 in Chicago Land Company's Resubdivision of Blocks 36, 37, 46, 47, 48, 55, 56, 62, 63, 70, 71, 74 and 84, together with Lot 1 in Block 50, all in Elston's Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook county, Illinois.

Parcel 2:

Lot 3 and that part of Lots 1 and 2 lying East of a line drawn perpendicular to the north line of said lots through a point, 114.56 feet east of the north west corner of said Lot 1; all of Lots 4 and 5; the northwesterly 5.80 feet of Lot 6; the northeasterly 12 feet of Lot 6 (except the northwesterly 5.80 feet thereof) and the northeasterly 12 feet of Lots 7, 8, 9 and 10, all in Block 37 in Chicago Land Company's Resubdivision of Blocks 36, 37, 46, 47, 48, 55, 56, 62, 63, 70, 71, 74 and 84, together with Lot 1 in Block 50, all in Elston's Addition to Chicago in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property address: 1025 W. North Avenue
Chicago, Illinois

Permanent Index Nos.: 17-05-206-002
17-05-206-003
17-05-206-004
17-05-206-011
17-05-206-012

SUBJECT TO:

1. General real estate taxes not due and payable.
2. Rights of United States of America, State of Illinois, the Municipality and the Public in and to that part of the Land lying within the bed of the Chicago River.
3. Rights of the owners of land bordering on the Chicago River to the uninterrupted flow of water.
4. A) Encroachment of 1 story brick building over the North line of the property by 0.08 feet at both the East and West side of the main entrance to said building on North Avenue along the North line of the property.
B) Encroachment of the 1 story brick building by 0.1 feet over the West line of the property at the South West corner of said building.

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- C) Encroachment of the Southwest face of a fence over the Southwesterly line of the property by .92 feet.
- D) Encroachment of a concrete vault over the Southwesterly line of the property by 2.60 feet.
- E) Encroachment of a fence over the Southwesterly line of the property by 1.83 feet at the South corner of the property.
- F) Encroachment of concrete dock along the Southwesterly line of the property.
- G) Encroachment of frame stairs over the Southeasterly line of the property onto the adjoining gravel pavement.
- H) Encroachment of concrete pad over the Southeasterly line of the property onto the adjoining gravel pavement.
- I) Encroachment of a 3 story and part 4 story high brick building over the Southeasterly line of the property by .03 feet at the Southerly corner of said building; and
- J) Encroachment of 1 story brick building over the North line of the property by .14 feet at the Northeast corner of said building.

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 FEB 11 '98 DEPT. OF REVENUE
 999.00
 RB. 10750

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 FEB 11 '98 DEPT. OF REVENUE
 999.00
 RB. 10750

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 FEB 11 '98 DEPT. OF REVENUE
 999.00
 RB. 10750

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP FEB 11 '98
 999.00
 No. 11422

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 FEB 11 '98 DEPT. OF REVENUE
 803.00
 RB. 10750

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP FEB 11 '98
 999.00
 No. 11422

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