

This instrument was prepared by
Joseph D. D'Angele, Esq
Fried, Frank, Harris, Shriver & Jacobson
One New York Plaza
New York, New York 10004

Mail tax statements to
Teachers Insurance and Annuity
Association of America
730 Third Avenue
New York, New York 10017
Attn: Managing Director,
Real Estate Portfolio

SPECIAL WARRANTY DEED
(Corporation to Corporation)
(Illinois)

THIS AGREEMENT, made this 14th day of March, 1998, between TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation, party of the first part, and TIAA REALTY, INC., a Delaware corporation, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN Dollars and NO CENTS in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Trustees of said corporation, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the party of the second party, and to its successors, and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

See Exhibit A

Together with all and singular the hereditaments and appurtenances therunto 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 the party of the first part, 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 party of the second part, its heirs, successors, and assigns forever

And the party of the first part, for itself, and its successors, does covenant, promise, and agree, to and with the party of the second part, 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to current taxes and other assessments, reservations in patents, leases and rights of tenants and parties in possession, such state of facts an accurate survey may show, or personal inspection may reveal zoning and building codes and ordinances, and all easements, rights of way, encumbrances, liens, covenants, restrictions, obligations and liabilities as may appear of record

Exempt under provisions of Paragraph 2, Section 2-
Real Estate Transfer Tax Act.

Chicago
Attn: Zane Belas

BOX 333-CTI

A# 5023 - ZIELINSKI - DN

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its *Assoc Dir*, and attested by its *Asst Secy* the day and year first above written

TEACHERS INSURANCE AND ANNUITY
ASSOCIATION OF AMERICA, a New York
corporation

By *Jennifer Hochstetler*
Name *Assoc Dir*
Its *Jennifer Hochstetler*

Attest *[Signature]*
Name 98227740
Its _____

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UNOFFICIAL COPY 98227740

STATE OF NEW YORK) ss.
COUNTY OF NEW YORK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeanette Healy et al, personally known to me to be the Assoc. Dir. of TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation, and Nehal's Establis personally known to me to be the Asst Sec. of TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Assoc. Dir. and Asst Sec., they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Trustees of said corporation as their free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 18th day of March, 1978

Kenneth S. Browd
Notary Public

My commission expires on Jan 21, 1979

KENNETH S. BROWD
Notary Public, State of New York
No. 01BR5071618
Qualified in Kings County
Commission Expires January 21, 1999

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EXHIBIT A

Parcel 1:

Lots 6 and 7 together with the vacated part of the Original 18 foot alley lying North of and Adjoining said Lots 6 and 7 in Block 19 in the Original Town of Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Sub-Lots 1, 2, 3, 4, 5, 6, 7 and 8 together with the vacated part of the Original 18 foot alley lying North of and adjoining Sub-lot 8, in Campbell's Subdivision of Lot 8 in Block 19 in the Original Town of Chicago excepting from said Sublots and from said vacated part of the Original 18 foot alley those parts thereof taken for the widening of LaSalle Street in Cook County, Illinois.

RECORDED
INDEXED
MAY 12 1911
CLERK OF COOK COUNTY

CLERK OF COOK COUNTY