

This instrument was prepared by  
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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

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SPECIAL WARRANTY DEED  
(Corporation to Corporation)  
(Illinois)

4

THIS AGREEMENT, made this   th 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 part, 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 thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remaindees, 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.

A# 5223-Zelinski-DN

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

PROPERTY DOCUMENT TO  
CHICAGO TITLE INSURANCE COMPANY  
201 NORTH CLARK STREET, CHICAGO, ILLINOIS 60601-3224  
Zoe Zelinski

BOX 313-CTI

# UNOFFICIAL COPY 982277-2

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 *Asst. Dir.* and attested by its *Asst. Sec.* the day and year first above written

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

By *Jennifer Hochglader*  
Name *Asst. Dir.*  
Its *Jennifer Hochglader*

Attest *William E. Stolatis*  
Name **WILLIAM E. STOLATIS**  
Its **ASSISTANT SECRETARY**

Property of Cook County Clerk's Office

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 Kenneth Browne, personally known to me to be the Assoc Dir. of TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation, and Michael Stoff, 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 18<sup>th</sup> day of March, 1998

Kenneth Browne  
Notary Public

My commission expires on 2/21, 1999

KENNETH S BROWD  
Notary Public, State of New York  
No 01BR5071618  
Qualified in Kings County  
Commission Expires January 1, 1999

202957

PROPERTY OF COOK COUNTY CLERK'S OFFICE  
INSTRUMENT TO  
THE INSURANCE COMPANY  
OF AMERICA  
ZONE 21511581

98227742  
**UNOFFICIAL COPY**

EXHIBIT A  
DESCRIPTION

All of Lot 7 and all of Lot 8 (except the West 40 feet) in Block 94 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois excepting from said premises the North 9.0 feet thereof taken for alley.

TOGETHER with all and singular the appurtenances, rights including all water rights and easements in any wise now or hereafter appertaining thereto.

TOGETHER with all right, title and interest of Grantor, including any after-acquired title or reversion in and to the beds of the ways, streets, roads, avenues and alleys adjoining the above described property.

TOGETHER with all reversionary right, title and interest of said Grantor in and to the buildings, footings, foundations, columns, piles, improvements, fixtures, equipment and other installations now erected or situate or being on or below or above such land and for which the land furnishes surface support.

TOGETHER with all right, title and interest of Grantor, as Lessor, in and to a certain Lease Agreement dated May 1, 1969 with La Salle National Bank, a National Banking Association, not personally but as Trustee under Trust Agreement dated October 17, 1968 and known as Trust No. 38350, a short form of said Lease Agreement having been recorded on June 26, 1969 as Document No. 20883907 in the Office of the Recorder of Deeds, Cook County, Illinois.

EXCEPTING AND EXCLUDING all right, title and interest in the buildings, footings foundations, columns, piles, improvements, fixtures, equipment and other installations now erected or situate or being on or below or above such land and for which the land furnishes surface support together with the tenements and appurtenances thereunto belonging.