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Cook County Recorder

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This instrument was prepared by Joseph D. D'Angelo, 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 Chird Avenue
New York New York 10017
Attn. Managing Director,
Real Eriaty Portfolio

3,1

### SPECIAL WARRANTY DEED (Corporation to Corporation) (Illinois)

THIS AGREFMENT, made this \_\_th day of March, 1998, between TEACHERS INSURANCE AND AN NUITY ASSOCIATION OF AMERICA, a New Yers 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 an horizy 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 CODK and State of Illinois known and described as follows, to wit

#### Sec Exhibit A

Together with all and singular the hereditaments and appurtenances thereur to belonging, or in anywise appertaining, and the reversion and reversions, remainder and remaindees, rents, as ies 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 FOLD the said premises as above described, with the appurtenances, unto the party of the second part, it, heirs, successors, and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree (0 at d 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 palents, 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, hens covenants, restrictions, obligations and habilities as may appear of record

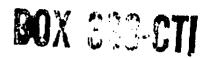
From t under provisions of Paragraph . Secffon . Secffon .

FEIGHA DOCUMENT TO

HE AGO TITLE INSURANCE COMPANY

1 THORTH CLARK STREET MICHIST

FLAGO, ILLINOIS 6060 3234



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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 Assa Dir and attested by its Assa Sac. the day and year first above written

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

Property of Cook County Clark's Office

# UNOFFICIAL COPY8227742

STATE OF NEW YORK COUNTY OF NEW YORK	} \$5 }		
me to be the 1851 See of TE. New York corporation and person foregoing instrument, appeared be 1852 Dir and 1951 See said corporation to be affixed there	own to me to be the MERICA, a New Yor ACHERS INSURANCE ally known to me to be fore me this day in pe they signed and deleto, pursuant to authors the free and voluntary waiver of the right of	rk corporation, and Nice it is a same persons who it is a same persons who it is and instrumenty, given by the Boardry act of the corporation	ACHERS INSURANCE AND hdust Staffs, personally known to SSOCIATION OF AMERICA, a cose names are subscribed to the
7	f	//	arnett beaut
My commission expires on	2/21	. 19 84	Notary Public
202957	C04	Co	KENNETH S BROWD Notary Public, State of New York No 01885071618 Qualified in Kings County mmission Expires January 11, 1999
	' (	04/1/2	Qualified in Kings County mmission Expires January 11, 1999
		J. C.	
			TSOS
			Co

THE ZILLINGS

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## 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.

TOCETHER with all right, title and interest of Grantor, including any after-acquired title or reversion in and to the heds of the ways, atreets, 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, pilet, improvements, fixtures, equipment and other installations now erected or situate or being on or below or above such lend 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 EXLUDING 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.