WARRANTY DEED Statutory (ILLINOIS)

THE GRANTOR, CHICAGO SUNTIMES, INC., a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN ANP NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said

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Cook County Recorder

29.00



corporation, CONVEYS and WARRANTS to FULLERTON AVENUE COMPANY, a corporation created and existing under and by virtue of the laws of the State of Illinois, having its principal office at the following address: 1645 West Fullerton Avenue, Chicago, Illinois 60614, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit A attached increto and made a part hereof.

Subject only to Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Numbers:

14-31-200-047

14-31-501-010

Address of Real Estate:

2241-2315 N. Elston Avenue

BY

Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, this 21 day of May, 1999.

Chicago Sun-Times, Inc., a Delaware corporation

IMPRESS CORPORATE SEAL HERE

Mark S. Kipnis, Vice President

STATE OF ILLINOIS

COUNTY OF Cook ()SS

I, the underscope of a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Mark S. Kipnis, personally known to me to be the Vice President of Chicago Sun-Times, Inc., a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this

day in person and acknowledged that as such Vice President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under n	ny hand and official seal this ¿	<u>2 /</u> day of May, 1999.
c /		
	havon (elle.
	Notary Public	
My Commission Expi	res:	"OFFICIAL STAL"
0,		COMPONI COLLER !
70	٥.	Notary Public, State of Illinois My Commission Expires 4/3/01
	-/X	•••••
This instrument prepa	ared by: Alan P. Lev, Esq.	
	Holleb & Coff 55 E Monroe Street	_4.362
	Suite 4100	995 1 4362
	Chicago, 1/2 (0603	
		ADDRESS OF PROPERTY
MAIL TO:	Donald B. Hillike (Name)	2241-2315 N. Elston Avenue
	(rumo)	Chicago, IL
	McDermott, Will & Emery	40
	227 West Monroe Street	
	(Address)	THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT 24 RT OF THIS DEED.
	Chicago, Illinois 60606	SEND SUB SEQUENT TAX BILLS TO:
	(City, State and Zip)	Fullerton Avenue Company
RECORDER'S OFFICE BO	0X NO. 307	(Name)
		1645 West Fuller on Avenue
		Chicago, Illinois 60614
Cook	County	,
	ANSACTION TAY	Cook County
REVENUE STAMP MAY27'99	447.71	REAL ESTATE TRANSACTION TAX
P.a.11424 MAY27'99	2 8.75	STAMP MAY27'99 3 8. 75 =
1 Ø3	ok County	
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REVENUE A		REAL ESTATE TRANSACTION TA
STAMP MAY27'99	3 8.75	REVENUE
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<u> </u>	·	P.O. 11424

EXHIBIT A

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 29 (EXCEPT THE NORTHWESTERLY 16 FEET THEREOF) LOTS 30 TO 33, BOTH INCLUSIVE, AND LOTS 35 TO 41, BOTH INCLUSIVE, ALL IN BLOCK 11 IN FULLERTON'S ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE VACATED LILEY RUNNING IN A NORTHEASTERLY DIRECTION SCUTHEASTERLY OF AND ADJOINING THE SCUTHEASTERLY LINE OF LOT 33 AND ADJOINING THE SCUTHEASTERLY LINE OF LOT 33 PRODUCED NORTHEASTERLY 16 FEET ALSO THE VACATED PUBLIC ALLEY RUNNING IN A NORTHWESTERLY DIRECTION NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOT 29 (EXCEPT THE NORTHWESTERLY 16 FEET THEREOF) AND LOTS 30 TO 33, BOTH INCLUSIVE, ALL IN BLOCK 11 IN FULLERTON'S ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 31, TOWNSHIP 40 WORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.:

PARCEL 3:

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THAT PART OF LOT 34 LYING SOUTHEASTEPLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 11, SAID CORNER BEING 164
FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE SCUTHEASTERLY ALONG THE
NORTHEASTERLY LINE OF A 16 FOOT ALLEY 195.06 FEET FOR A POINT OF BEGINNING;
THENCE NORTHEASTERLY AT A RIGHT ANGLE TO SAID ALLEY LINE 159.83 FEET TO THE
SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF SAID LOT 34, ALL IN
BLOCK 11 IN FULLERTON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 31,
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

EXCEPTING FROM PARCELS 1 AND 2 AFORESAID, THAT IS FROM THE ABOVE PART OF LOTS 29 AND 30 IN BLOCK 11 IN FULLERTON'S ADDITION TO CHICAGO A SUBDIVISION IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF A VACATED ALLEY VACATED AS PER DOCUMENT NUMBER 4624286, RUNNING IN A NORTHWESTERLY DIRECTION LYING NORTHEASTERLY OF AND ADJOINING THE MORTHEASTERLY LINE OF SAID LOTS 29 AND 30 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 29, 16.00 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF SAID LOT 29; THENCE NORTHEASTERLY LINE ALONG A LINE 16.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 29 AND ITS NORTHEASTERLY EXTENSION A DISTANCE OF 141.00 FEET TO THE SOUTHWESTERLY LINE OF LOT 34 IN SAID BLOCK 11; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 34 A DISTANCE OF 12.20 FEET; THENCE SOUTHWESTERLY LINE ALONG A LINE 28.20 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 29 AND ITS NORTHEASTERLY EXTENSION A DISTANCE OF 40.79 FEET; THENCE SOUTHWESTERLY ALONG A LINE A DISTANCE OF 53.27 FEET TO A POINT 21.00 FEET SOUTHEASTERLY LINE OF SAID LOT 29; THENCE SCUTHWESTERLY SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 29; THENCE SCUTHWESTERLY LINE ALONG A LINE 21.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE ALONG A LINE 21.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE

OF SAID LOT 29 A DISTANCE OF 47.43 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 29 A DISTANCE LOT 29; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 29 A DISTANCE OF 5.60 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

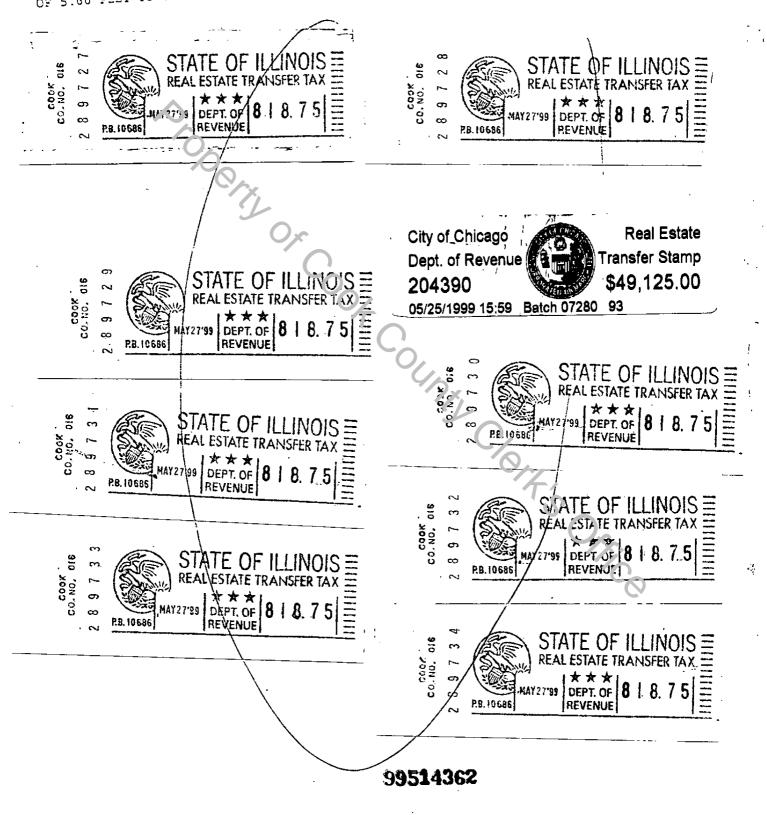


EXHIBIT B

Permitted Exceptions

- 1. General real estate taxes for 1998 and subsequent years which are not yet due and payable.
- 2. Easement over part of the real estate in favor of the Metropolitan Sanitary District of greater Chicago to construct, reconstruct, repair, replace, operate and maintain a tunnel and reservoir system as created by grant made by Field Enterprises, Inc., recorded January 26, 1977, as Document 23801733 and the covenants, conditions and agreements therein contained.
- 3. Encroachment of fences as disclosed by survey made by James, Schaeffer & Schimming, Inc., Order No. 80-2373 "F", last updated on March 3, 1999, and certified to Fullerton Avenue Company as of November 23, 1998.
- 4. Rights of the United States of America, the State of Illinois, the Municipality, the Sanitary District of Chicago and the public in and to that part of the land falling in the bed of the Chicago River; also rights of the property owners in and to the free and unobstructed flow of the waters of said river.
- 5. Unrecorded lease by and between Chicago Sun-Times, Inc., and AT&T Capital Corporation ("AT&T"), dated May 28, 1996, and assigned by AT&T to Newcourt Financial, Inc., on July 17, 1998.

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