

UNOFFICIAL COPY

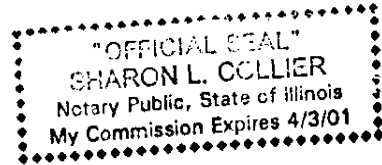
day in person and acknowledged that as such Vice President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set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

Given under my hand and official seal this 21 day of May, 1999.

Sharon L. Collier

Notary Public

My Commission Expires: _____



This instrument prepared by: Alan P. Lev, Esq.
Holleb & Coff
55 E. Monroe Street
Suite 4100
Chicago, IL 60603

99514362

MAIL TO: Donald B. Hillike
(Name)

ADDRESS OF PROPERTY

2241-2315 N. Elston Avenue
Chicago, IL

McDermott, Will & Emery
227 West Monroe Street
(Address)

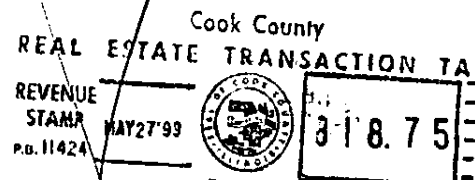
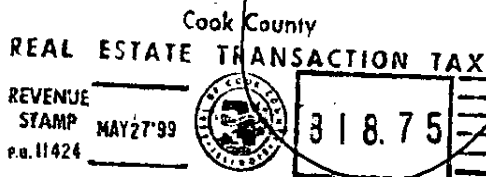
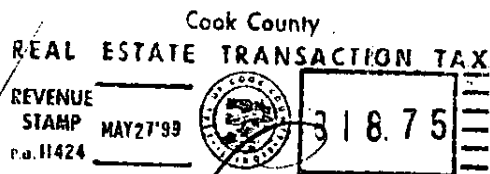
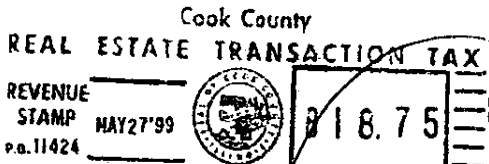
THE ABOVE ADDRESS IS FOR
STATISTICAL PURPOSES ONLY AND IS
NOT PART OF THIS DEED.

Chicago, Illinois 60606
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Fullerton Avenue Company
(Name)

RECORDER'S OFFICE BOX NO. 307

1645 West Fullerton Avenue
Chicago, Illinois 60614
(Address)



UNOFFICIAL COPY

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 ALLEY RUNNING IN A NORTHEASTERLY DIRECTION SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF LOT 33 AND ADJOINING THE SOUTHEASTERLY 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 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS..

PARCEL 3:

99514362

THAT PART OF LOT 34 LYING SOUTHEASTERLY 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 SOUTHEASTERLY 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 NORTHEASTERLY 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 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 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 OF THE NORTHWESTERLY LINE OF SAID LOT 29; THENCE SOUTHWESTERLY ALONG A LINE 21.00 FEET SOUTHEASTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE

UNOFFICIAL COPY

OF SAID LOT 29 A DISTANCE OF 47.43 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID 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.

COOK
CO. NO. 016
2 8 9 7 2 7
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 27 '99 DEPT. OF REVENUE 8 1 8 . 7 5
P.B. 10686

COOK
CO. NO. 016
2 8 9 7 2 8
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 27 '99 DEPT. OF REVENUE 8 1 8 . 7 5
P.B. 10686

COOK
CO. NO. 016
2 8 9 7 2 9
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 27 '99 DEPT. OF REVENUE 8 1 8 . 7 5
P.B. 10686

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
204390 \$49,125.00
05/25/1999 15:59 Batch 07280 93

COOK
CO. NO. 016
2 8 9 7 3 1
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 27 '99 DEPT. OF REVENUE 8 1 8 . 7 5
P.B. 10686

COOK
CO. NO. 016
2 8 0 7 3 0
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 27 '99 DEPT. OF REVENUE 8 1 8 . 7 5
P.B. 10686

COOK
CO. NO. 016
2 8 9 7 3 3
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 27 '99 DEPT. OF REVENUE 8 1 8 . 7 5
P.B. 10686

COOK
CO. NO. 016
2 8 9 7 3 2
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 27 '99 DEPT. OF REVENUE 8 1 8 . 7 5
P.B. 10686

COOK
CO. NO. 016
2 8 9 7 3 4
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 27 '99 DEPT. OF REVENUE 8 1 8 . 7 5
P.B. 10686

99514362

UNOFFICIAL COPY

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.

99514362