

UNOFFICIAL COPY

99573063

08/30/0080 21 001 Page 1 of 4  
1999-06-15 16:02:24  
Cook County Recorder 27.50



99573063

This instrument was prepared by:  
Wayne F. Osoba  
Hopkins & Sutter  
Three First National Plaza  
Suite 4300  
Chicago, Illinois 60602

When recorded return to:  
Michael R. Ascher  
Rudnick & Wolfe  
203 N. LaSalle St., #1800  
Chicago, IL 60601

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS** that FRANKLIN BUILDING CORP. a corporation organized and existing under and by virtue of the laws of the State of Delaware having an office at 55 East Monroe Street, Chicago, Illinois ("**Grantor**"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby GRANTS and CONVEYS to 720 FRANKLIN ASSOCIATES, L.L.C., an Illinois limited liability company ("**Grantee**"), whose address is 737 N. Michigan Avenue, Suite 2050, Chicago, Illinois 60611, the following described premises situated in Cook County Illinois:

Legal Description attached hereto as Exhibit A

TO HAVE AND TO HOLD the said premises, together with the improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto Grantee, its heirs and assigns forever, subject only to the encumbrances set forth on Exhibit B attached hereto.

And Grantor, for itself and its successors, hereby warrants to Grantee, its heirs and assigns, only that: (1) Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and (2) Grantor will forever defend the said premises against all persons lawfully claiming by, through or under Grantor.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, this 8<sup>th</sup> day of June, 1999.

FRANKLIN BUILDING CORP.

By: Richard Manix  
Richard Manix, President

1st AMERICAN TITLE order # CE1806413  
286 JK

State of New York )  
 )  
County of Queens )

ss.

I, RUTH A.F. GSELLER, a Notary Public in and for said county and state, do hereby certify that Richard Manix, President of FRANKLIN BUILDING CORP., a Delaware corporation, 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 he signed and delivered the said instrument in such capacity, as his free and voluntary act and as the free and voluntary act of such corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 1<sup>st</sup> day of June, 1999.

Ruth A. F. Gsella  
Notary Public

My commission expires: \_\_\_\_\_

Ruth A. F. Gsella  
Notary Public, State of New York  
No. 01GS5086578  
Qualified in Queens County  
My Commission Expires October 20, 1999

City of Chicago  
Dept. of Revenue  
205772  
06/15/1999 15:37  
Real Estate Transfer Stamp  
\$28,875.00  
03137 42

REAL ESTATE TRANSFER TAX	01925.00
	FP326670

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUN 15 '99  
REVENUE STAMP  
# 0000000000

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUN 15 '99  
DEPT. OF REVENUE  
999.00  
PB. 11262

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUN 15 '99  
DEPT. OF REVENUE  
999.00  
PB. 11262

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUN 15 '99  
DEPT. OF REVENUE  
532.50  
PB. 11262

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUN 15 '99  
DEPT. OF REVENUE  
320.50  
PB. 11262

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JUN 15 '99  
DEPT. OF REVENUE  
999.00  
PB. 11262

EXHIBIT A

LEGAL DESCRIPTION

LOTS 1 AND 5 AND THE EAST 95 FEET OF LOTS 2, 3 AND 4 IN LAW AND OTHERS SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 16 IN BUTLER, WRIGHT, AND WEBSTER'S ADDITION TO CHICAGO IN THE WEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONTAINING 9,770 SQUARE FEET OF LAND, MORE OR LESS.

Permanent Index Numbers: 17-09-208-004

Common Address: 720 North Franklin  
Chicago Illinois

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for 1998 (second installment) and 1999 not yet due and payable.
2. Right of tenants under existing unrecorded leases and of all parties claiming by, through or under them.
3. All encroachments as noted in the Plat of Survey made by Chicago Guarantee Survey Company, dated March 16, 1999, as Order No. 9903008.
4. Private alley as dedicated by document dated May 3, 1859 and recorded August 31, 1859 as Document No. 22597.

Property of Cook County Clerk's Office