UNOFFICIAL CO. 29573063

1999-06-15 16:02:24

Cook County Recorder

27.50

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 FT 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 Dollar's (\$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 neirs and assigns forever, subject only to the encumbrances set forth on Exhibit B attaches 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 __8th_ day of June, 1999.

FRANKLIN BUILDING CORP.

Richard Manix, President

1st AMERICAN TITLE order # CC180643

I, Loth R.F. G. SELLER, 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.

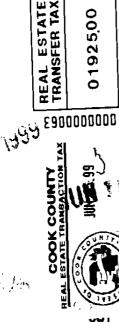
Given under my hand and official seal, this day of June, 1999.

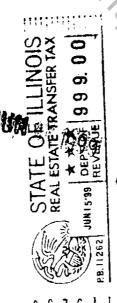
My commission expires:

Notary Public

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

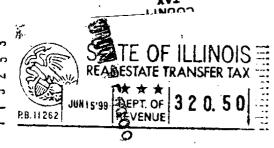
Transfer Stamp \$28,875.00

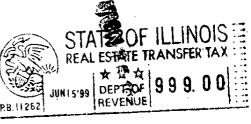












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EXHIBIT A

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 2,770 SQUARE FEET OF LAND, MORE OR LESS.

Permanent Index rumbers: 17-09-208-004

Common Address: 720 North Franklin Figlinos.

Cooperate County Clarks Office

Chicago Illinois

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for 1998 (second installment) and 1999 not yet due and payable.

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- 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 sitey as dedicated by document dated May 3, 1859 and recorded August 31, 1859 as Document No. 22597.