

UNOFFICIAL COPY

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1999-06-24 15:08:14  
Cook County Recorder 31.50



99608644

WARRANTY DEED  
(ILLINOIS)

THE GRANTOR, TRIAD INVESTORS, LLC, an Illinois limited liability company,

of the City of Schaumburg, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS TO: 630 NORTH STATE PARKWAY, L.L.C., an Illinois limited liability company, 875 N. Dearborn Street, Chicago, Illinois 60610

SSN 021 28 0000 66N  
199 000 38 1 06 055

All interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

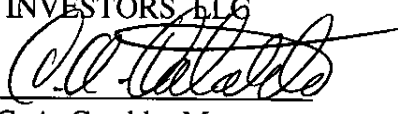
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-09-227-021, 17-09-227-015, 17-09-227-016,  
17-09-227-~~002~~, 17-09-227-020  
-022

Address of Real Estate: 630 North State Street, Chicago, Illinois 60610

Dated this 16th day of June, 1999.

TRIAD INVESTORS, LLC

By:   
C. A. Cataldo, Manager

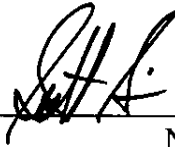
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STATE OF ILLINOIS )  
 )SS  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that C.A. Cataldo, Manager of Triad Investors, LLC 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, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of June, 1999.

{SEAL}



Notary Public



My Commission Expires: 3-17-01

This instrument was prepared by :

Scott A. Sinar  
Friedman & Sinar  
One East Wacker Drive, Suite 2420  
Chicago, Illinois 60606

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
206400 \$30,198.25  
06/24/1999 14:18 Batch 05042 44



After recording mail to:

David Carlins  
875 North Dearborn Street  
Chicago, Illinois 60610



STATE OF ILLINOIS JUN. 24 99 COOK COUNTY

REAL ESTATE TRANSFER TAX
0402650
# 000000270
FP326669

COOK COUNTY REAL ESTATE TRANSACTION TAX JUN. 24 99

REAL ESTATE TRANSFER TAX
0201325
# 000000066
FP326670

REVENUE STAMP

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## EXHIBIT A

### Legal Description

#### PARCEL 1:

Lots 1 and 2 in Block 24 in Wolcott's Addition to Chicago, a Subdivision in the East 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 2:

The South 1/2 of Block 37 in Kinzie's Addition to Chicago, being a Subdivision of the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Excepting from Parcels 1 and 2 above the property described as follows:

(See Attached Schedule 1)

#### PARCEL 3:

The East 20 Feet 2 Inches (20.17 feet) of Lots 1 and 2 and All of Lots 3 and 4 of the Assessor's Division of Lot 16 in Block 24 in Wolcott's Addition to Chicago in the East 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian and the North 1/2 of Block 37 in Kinzie's Addition to Chicago, a Subdivision of the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SCHEDULE 1

PARCEL A:

FIRST FLOOR:

THAT PART OF LOTS 1 AND 2 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE SOUTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 37 AFORESAID; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID BLOCK 37, A DISTANCE OF 29.47 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 17.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PART OF SAID PARCEL; THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 10.67 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 20.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.00 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 9.52 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 37 AFORESAID, SAID POINT BEING 26.67 FEET (AS MEASURED ALONG SAID SOUTH LINE) WEST OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 37 AND ALONG THE SOUTH LINE OF LOT 1 AFORESAID, 52.50 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 8.66 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.32 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 4.53 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.22 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, 4.68 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 15.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.37 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 11.92 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 4.00 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 3.95 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 7.67 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 7.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 3.71 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 34.71 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 4.17 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, 1.75 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 14.86 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A LINE DRAWN 99.40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 48.41 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 19.94 FEET TO A POINT ON THE WEST LINE OF LOT 2 AFORESAID, SAID POINT BEING 28.15 FEET (AS MEASURED ALONG SAID WEST LINE), NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 0 DEGREES 03 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF LOT 2 AFORESAID, 80.85 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF LOT 2 AND ALONG THE

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NORTH LINE OF LOT 1 AFORESAID, 42.76 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING 2.75 FEET EAST (AS MEASURED ALONG SAID NORTH LINE) OF THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 22.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 59.67 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A LINE DRAWN 17.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 57.17 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +13.55 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT, A HORIZONTAL PLANE OF ELEVATION +28.22 FEET, CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS;

AREA = 7,373.8 SQUARE FEET OR 0.1693 ACRES

ALSO;

RETAIL LOADING AT FIRST FLOOR:

THAT PART OF LOTS 1 AND 2 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE SOUTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 AFORESAID; THENCE NORTH 0 DEGREES 03 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 28.15 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 19.94 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A LINE DRAWN 99.40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 19.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 0.49 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 8.52 FEET TO A POINT ON THE SOUTH LINE OF LOT 2 AFORESAID; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE, 20.40 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +13.00 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT, A HORIZONTAL PLANE OF ELEVATION +28.22 FEET, CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS;

AREA = 564.9 SQUARE FEET OR 0.0130 ACRES

ALSO;

SECOND FLOOR:

THAT PART OF LOTS 1 AND 2 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE SOUTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39



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NORTH, RANGE 14 EAST OF THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 37 AFORESAID; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID BLOCK 37, A DISTANCE OF 6.47 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 17.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PART OF SAID PARCEL; THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 9.66 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 6.51 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 37 AFORESAID, SAID POINT BEING 26.67 FEET (AS MEASURED ALONG SAID SOUTH LINE) WEST OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 37 AND ALONG THE SOUTH LINE OF LOT 1 AFORESAID, 32.93 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 22.81 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 40.08 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 56.25 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 12.57 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 8.00 FEET AND WHOSE CHORD BEARS NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, 11.31 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG A LINE TANGENT TO THE LAST DESCRIBED COURSE, 32.35 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 21.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 42.32 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG A LINE DRAWN 17.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 37 AFORESAID, 102.00 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +28.22 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT, A HORIZONTAL PLANE OF ELEVATION +40.89 FEET, CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS;

AREA = 7,114.8 SQUARE FEET OR 0.1633 ACRES.

Property Address: 630 N. State Street, Chicago, Illinois

P.I.N.'s: 17-09-227-021 Volume 500  
17-09-227-015 Volume 500  
17-09-227-016 Volume 500  
17-09-227-022 Volume 500  
17-09-227-020 Volume 500