



99822440

HWY 24-552-08-82 # 246 3

This Instrument Prepared by and
After Recording Return to:
Jeffrey S. Arnold
Rudnick & Wolfe
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601

Send Subsequent Tax Bills to:
CIG Howard Commercial, L.L.C.
401 North Michigan Avenue
Suite 2900
Chicago, IL 60611
Attn: Jay D. Johnson

This space reserved for Recorder's use only.

QUITCLAIM DEED

This Quitclaim Deed is made as of the 20 day of August 1999, between **Howard Theater Limited Partnership**, an Illinois limited partnership ("**Grantor**"), whose address is 401 North Michigan Avenue, Suite 2900, Chicago, Illinois 60611, and **CIG Howard Commercial, L.L.C.**, a Delaware limited liability company ("**Grantee**"), whose address is 401 North Michigan Avenue, Suite 2900, Chicago, Illinois 60611;

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does CONVEY AND QUITCLAIM unto Grantee, and its successors and assigns, FOREVER, all of the real estate (referred to herein as the "**Real Estate**") situated in the County of Cook and State of Illinois, commonly known as 1615-1643 West Howard Street, Chicago, Illinois, being part of PIN 11-30-404-006, described as follows:

Units No. 2C and 3C, together with their undivided percentage interest in the common elements, in the Howard Theater Condominium, as delineated on and defined on the plat of survey of the following described property: Lots 1, 2 and the North 96.27 feet of Lots 3 thru 10, both inclusive, in Block 1 in Ferguson's Birchwood addition to Rogers Park, being a subdivision of part of the Southeast fractional quarter of Section 30 lying Northwesterly of the Northwestern Elevated Railroad Co.'s right of way, and part of the Southwest fractional quarter of Section 29 lying North of the Indian boundary line, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for the Howard Theater Condominium Association recorded August 24, 1999 as Document No. 99808360, as amended from time to time (the "**Declaration**").

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Together with all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the Real Estate.

Subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration, including all amendments and exhibits as though the provisions of the Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any, whether recorded or unrecorded; (h) covenants, conditions, restrictions, permits, easements and agreements of record; and (i) liens and other matters of title listed in **Exhibit A** attached hereto and by this reference made a part hereof (the foregoing, collectively, being the "**Permitted Exceptions**");

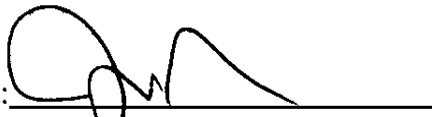
Subject to the Permitted Exceptions, Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Real Estate, the rights and easements for the benefit of the Real Estate set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

To have and to hold the said premises as above described, with the appurtenances, unto Grantee, forever.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed as of the day and year first above written.

HOWARD THEATER LIMITED PARTNERSHIP, an Illinois limited partnership

By: **Howard Theater, Inc.**, an Illinois corporation, its general partner

By: 
Jay D. Johnson, its president

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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I, Pamela Petrizzi, a Notary Public in and for the County and State aforesaid, do hereby certify that Jay D. Johnson, as the president of Howard Theater, Inc. (the "Corporation"), being the general partner of Howard Theater Limited Partnership, an Illinois limited partnership (the "Partnership"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such president, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act, and as the free and voluntary act of the Corporation and the Partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20 day of August, 1999.

Pamela Petrizzi
Notary Public

My Commission Expires:

