

UNOFFICIAL COPY 99946550

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1999-10-06 12:22:14
Cook County Recorder 25.00



FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 1st day of August, 1999 between

Simpson College, a corporation of Iowa
701 North "C" Street
Indianola, IA 50125

created and existing under and by virtue of the laws of the State of Iowa and duly authorized to transact business in the State of Illinois, party of the first part and

City of Chicago in Trust for Use of Schools and the Board of Education of the City of Chicago, a municipal corporation
125 South Clark Street
Chicago, Illinois 60603

party of the second part.

WITNESSETH, that the said part of the first part, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Board of Trustees of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to its assigns, FOREVER, all the following described land, situated in the City of Chicago, County of Cook and State of Illinois known and described as follows, to wit:

Undivided one-half (1/2) interest in the following described parcel: The North 40 Feet of the South two-thirds (2/3) of Lot 8, except the North 9 Feet thereof taken for alley, in Block 120 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Also described as Lot 14 in the County Clerk's Division of Block 120 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

BOX 333-CTT

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Property of Cook County Clerk's Office

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P.I.N.: 17-16-212-016, 017 and 018
ADDRESS: 125 South Clark Street, Chicago, Illinois 60603

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the said party of the second part, heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to Permitted Exceptions as follows: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and building encroachments, if any; general taxes for the year 1998 and subsequent years.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Chairperson of the Board of Trustees and Secretary ~~and/or Treasurer~~ the day and year first above written.

Simpson College, a corporation of Iowa

BY: D. Robert Downing
D. Robert Downing, Chairperson of the
Board of Trustees

ATTEST: Karen A. Conner
Secretary ~~or Treasurer~~



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State of Iowa, County of WARREN ss.

99946550

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that the afore-named Chairperson of the Board of Trustees and Secretary and/or Treasurer are personally known to me be the Chairperson of the Board of Trustees and Secretary ~~and/or Treasurer~~ of Simpson College, a corporation of Iowa, and are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Chairperson of the Board of Trustees and Secretary and/or Treasurer, they signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said corporation, and as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of AUGUST, 1999.

Marilyn J. Leek
NOTARY PUBLIC

THIS TRANSACTION IS EXEMPT UNDER PROVISIONS OF PARAGRAPH b OF SECTION 4, OF THE REAL ESTATE TRANSFER TAX ACT.

DATE: Aug 16, 1999

This instrument was prepared by: E. Kenneth Friker
Klein, Thorpe & Jenkins, Ltd.
20 N. Wacker Drive, Suite 1660
Chicago, Illinois 60606

Send subsequent tax bills to: Board of Education, City of Chicago
125 South Clark Street
Chicago, Illinois 60603

After recording, mail this document to: Earl L. Neal & Associates
Attn: Terry Diamond
111 W. Washington St., Suite 1700
Chicago, Illinois 60602

BOX 333-CTJ