SPECIAL WARRANTY DEED

(Illinois)

THIS INDENTURE, made this 13th day of October, 1999, between NORTH HALSTED STREET ASSOCIATES, an Illinois general partnership and HALSTED-SCHUBERT ASSOCIATES an Illinois general partnership, party of the first part, and 2665 NORTH HALSTED

7836853 Day

8489/0098 04 001 Page 1 of 1999-10-21 11:00:15 Cook County Recorder

31.00



LLC, an Illinois limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in han I paid by the party of the second part, the receipt whereof is hereby acknowledged, and by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook in the State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

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, clan or demand whatsoever, of the 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 party of the second part, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, provise and agree, to and with the 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 encumbered 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 the matters set forth on Exhibit B attached hereto and made a part hereof:

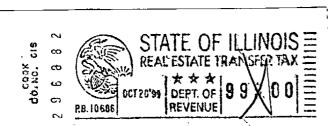
Permanent Real Estate Index Numbers:

14-28-302-002-0000

14-28-302-003-0000

14-28-302-004-0000

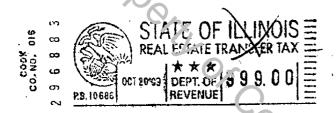
14-28-302-056-0000

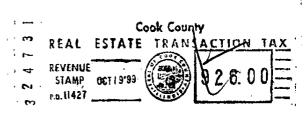






JUNEY CLOPA'S OFFICO





STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

00868666

CO.NO. 018

8 8 9

တ

99989800

UNOFFICIAL COPY

Address of Real Estate:

2665 North Halsted Street, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its General Partner, the day and year first above written.

> NORTH HALSTED STREET ASSOCIATES, an Illinois general partnership

By:_ Name:

M. Donald Lord

Its:

General Partner

HALSTED-SCHUBERT ASSOCIATES, an

Illinois general partnership

Name:

M. Donald Lord

Its:

General Partner

This instrument was prepared by: Mark C. Simon, Esq., Sonnenschein Nath & Rosenthal, 8000 Sears Tower, Chicago, Illinois 60606.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Droponty Or

(Name)

1438 W. Allbo

(Name)

(Address)

Illinois C

(Address)

(City, State and Zip)

CHUALO (City, State and Zip)

OR

RECORDER'S OFFICE BOX NO.

City of Chicago Dept. of Revenue 213818

Real Estate ansfer Stamp \$28,875.00

10/19/1999 11:28 Batch 05021

STATE OF ILLINOIS) SS. COUNTY OF COOK I, June Market M. Donald Lord, personally known to me to be the State aforesaid, DO HEREBY CERTIFY that M. Donald Lord, personally known to me to be the General Partner of NORTH HALSTED STREET ASSOCIATES, an Illinois general partnership and General Partner of HALSTED-SCHUBERT ASSOCIATES, an Illinois general partnership, and 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 severally acknowledged that as such General Partner, he signed and delivered the said instrument, pursuant to authority, for the uses and purposes therein set forth.
Given under my hand and official seal, this 13th day of October, 1999. Commission expires Commission expires
of the second se

799898nn

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 20 FEET OF LOT 2, ALL OF LOTS 3 TO 11 IN BLOCK 2 IN THE SUBDIVISION OF OUTLOT 'E' IN WRIGHTWOOD IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PREVCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 12 AND 13 / ND THAT PART OF LOT 14 LYING NORTH OF A LINE 37.0 FEET NORTH OF AND PAR ALLEL WITH THE SOUTH LINE OF LOT 15 IN BLOCK 2 IN THE SUBDIVISION OF OUTLOT 'E' IN WRIGHTWOOD IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Common Address: 2

2665 North Halsing Street

Chicago, Illinois

P.I.N. No.:

14-28-302-002-0000 14-28-302-003-0000 14-28-302-004-0000 14-28-302-056-0000 et Octobra Clerk's Office

EXHIBIT B

PERMITTED EXCEPTIONS

- 1. Subject to taxes for the year 1999 which are not now due and payable.
- 2. Rights of the Commonwealth Edison Company to maintain electric power equipment on the land as disclosed by Deed recorded December 21, 1967 as Document 20361028. (Affects Parcel 1)
- 3. Unrecorded Easements in favor of public and quasi-public utility companies to maintain and repair manholes, catch basins, light standards, and transformer, together with the right of access thereto, as disclosed by Plat of Survey prepared by James M. Ellman, Order No. 990203C, dated February 23, 1999 and revised March 10, 1999.
- 4. Encroachment of the ad sign (at the southwest corner of Parcel 2) located mainly on the land onto the property west of and adjoining by an undisclosed amount, as shown on Plat of Survey Number 990203C prepared by James M. Ellman dated March 25, 1999.
- 5. Encroachment of the 2nd floor everhang on the east side of the multi-story brick commercial building located mainly on the land onto the property east of and adjoining by approximately 0.07 of a fool is shown on Plat of Survey Number 990203C prepared by James M. Ellman dated February 23, 1999 and revised March 10, 1999. (Affects Parcel 1)
- 6. Terms, provisions and conditions of the Ordinance relating to Approval of Redevelopment Project No. 3 recorded April 25, 1956 as Document 16560183.
- 7. A 30 foot building line along the westerly line of the land as shown on the Plat of said subdivision. (Affects Parcel 2 and other property not now in question)
- 8. Violation of the building line noted above as exception reference letter 's' on Chicago Title Insurance Company Commitment No. 1401-007836853 dated August 20, 1999 by the multi-story brick commercial building by approximately 30 feet.

99989800