

UNOFFICIAL COPY

WARRANTY DEED

99050192

9060/0215 21 001 Page 1 of 6
1999-01-15 16:48:43
Cook County Recorder 31.00



99050192

THIS AGREEMENT, made as of
The 15th day of January, 1999,
Between SOUTH SHORE JEFFREY
PLAZA, L.L.C., Grantor, and
Wesley Bass, 710 Walden Road,
Winnetka, Illinois 60093,
Grantee, WITNESSETH, that Grantor
For and in consideration of the sum of
Ten Dollars and other good and valuable consideration in hand paid by the Grantee, the
receipt whereof is hereby acknowledged, by these presents does CONVEY AND
WARRANT unto the Grantee, and to its heirs and assigns, FOREVER, an undivided six
and eighty-one one hundredths percent (6.81%) as tenant in common in and to the
following described real estate, situated in the County of Cook and State of Illinois
known and described as follows, to wit: see Exhibit A attached hereto and made a part
hereof.

Together with all 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 Grantor, 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 Grantee, its heir and
assigns forever.

This deed is made subject to the Permitted Exceptions set forth in Purchase and Sale
Agreement between the parties hereto dated as of January 15, 1999 and that certain
Mortgage dated January 14, 1999 made by Cole Taylor Bank not individually, but as
trustee under that certain Trust Agreement dated January 15, 1999 and know as Trust
No. 987805 and granting to Parkway Bank & Trust Company in the principal amount of
nine million and eight hundred and fifty-eight thousand dollars (\$9,858,000.00).

Permanent Real Estate Index Numbers: 20-25-200-030-8001
20-25-200-030-8002
20-25-200-034-0000
20-25-200-036-0000
20-25-200-037-0000
20-25-201-033-0000
20-25-201-035-0000

Address of real estate: 71st & Jeffrey, Chicago, Illinois

Return to Box 333
CTI



3 of 3
CTI
7794121
0321ca

By act of accepting and causing this deed to be recorded, Grantee does hereby waive and release the statutory and common law right to partition the Premises conveyed by this deed until such time as the Master Lease, described in the Permitted Exceptions, is terminated.

IN WITNESS WHEREOF, said grantor has caused its name to be signed to these presents by its managing member, the day and year first above written

SOUTH SHORE JEFFREY PLAZA, L.L.C.

By: Dorchester, Inc., Its Manager

By: [Signature]

Its: PRESIDENT

Date: 1-15-99

This instrument was prepared by Steven R. Davidson, 8000 Sears Tower, Chicago, Illinois 60606.

Mail to: Wayne Hanna
Sonnenschein Nath & Rosenthal
8000 Sears Tower
Chicago, IL 60606

* * * * *
1 6 0 4 5 2

JAN 15 1999

CHICAGO
RECORDING
OFFICE
JAN 15 1999
2:18:50

0 8 2 6 1 7
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JAN 15 1999
P.B. 11425
187.50
JAN 15 1999

1 0 9 5 9 7
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 15 1999
DEPT. OF REVENUE
P.B. 11262
375.00
JAN 15 1999

UNOFFICIAL COPY

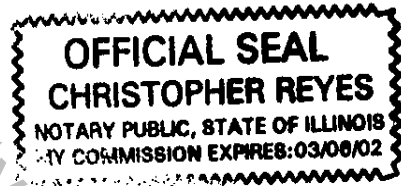
ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, Christopher Reyes, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that John D. Terzakis, personally known to me to be the _____ President of Dorchester, Inc., Manager of South Shore Jeffrey Plaza, L.L.C., whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that he signed and delivered the said instrument of writing as _____ President of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his 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 notarial seal this 15th day of January, 1999.

Christopher Reyes
Notary Public



My Commission Expires:

County of Cook Clerk's Office

Exhibit A

UNOFFICIAL COPY

STREET ADDRESS: 71ST & JEFFREY
CITY:
TAX NUMBER:

COUNTY: COOK

99050192 Page 4 of 6

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 74.14 FEET OF LOT 7, LOTS 8 AND 9 (EXCEPT THE NORTH 22 FEET OF SAID LOTS 7, 8 AND 9), THE NORTH 67 FEET AND THE SOUTH 100 FEET OF LOT 11, LOTS 12 AND 13 AND LOT 16 (EXCEPT THE EAST 32 FEET THEREOF AND EXCEPT THE WEST 7.67 FEET OF SAID LOT 16) ALL IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 11 TO 20, BOTH INCLUSIVE, (EXCEPT THE NORTH 22 FEET OF LOTS 11 AND 16), IN CARL LUNDAHL'S RESUBDIVISION OF LOTS 5 AND 6 AND LOT 7 (EXCEPT THE WEST 74.14 FEET THEREOF) IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE VACATED 8 FOOT WIDE NORTH-SOUTH ALLEY LYING WEST OF AND ADJOINING LOTS 11 TO 15 AFORESAID AND ALL OF VACATED CLYDE AVENUE LYING EAST OF AND ADJOINING LOTS 11 TO 15, LYING WEST OF AND ADJOINING LOTS 16 TO 20 AFORESAID, LYING NORTH OF A LINE EXTENDED FROM THE SOUTHEAST CORNER OF SAID LOT 15 TO THE SOUTHWEST CORNER OF SAID LOT 20, AND LYING SOUTH OF A LINE EXTENDED FROM A POINT ON THE EAST LINE OF SAID LOT 11, 22 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, TO A POINT ON THE WEST LINE OF SAID LOT 16, 22 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOTS 1 TO 7, BOTH INCLUSIVE, IN E. T. HENDEE'S RESUBDIVISION OF LOTS 14, 15 AND THE WEST 7.67 FEET OF LOT 16 IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE VACATED 16 FOOT WIDE NORTH-SOUTH ALLEY LYING WEST OF AND ADJOINING LOTS 1 TO 5 AFORESAID AND ALL OF VACATED CLYDE AVENUE LYING EAST OF AND ADJOINING SAID LOTS 1 TO 5 AND LYING SOUTH OF THE NORTH LINE OF LOT 5 EXTENDED EAST AND LYING NORTH OF THE SOUTH LINE OF LOT 1 EXTENDED EAST, IN COOK COUNTY, ILLINOIS

EXCEPT FOR THOSE PORTIONS OF PARCELS 1, 2 AND 3 DESCRIBED FOLLOWS:

THE AIRRIGHT ABOVE THE ROOF OF THE BUILDING , LYING ABOVE A HORIZONTAL PLANE, HAVING AN ELEVATION OF +26.62 FEET ABOVE CHICAGO CITY DATUM, TAKEN AS A TRACT OVER THOSE PORTIONS OF THE FOLLOWING:

LOT 16 (EXCEPT THE EAST 32 FEET THEREOF AND EXCEPT THE WEST 7.67 FEET OF SAID LOT 16) ALL IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND ALSO:

LOTS 3, 4 AND 5, IN E. T. HENDEE'S RESUBDIVISION OF LOTS 14, 15 AND THE WEST 7.67 FEET

UNOFFICIAL COPY

OF LOT 16 IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO:

THE VACATED 66 FOOT RIGHT OF WAY OF CLYDE AVENUE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT 32.00 FET WEST OF THE SOUTHEAST CORNER OF SAID LOT 16; THENCE NORTH 00 DEGREES 01 MINUTES 57 SECONDS EAST, A DISTANCE OF 179.45 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 10 SECONDS WEST, A DISTANCE OF 42.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 10 SECONDS WEST, A DISTANCE OF 181.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.02 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 181.07 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 40 SECONDS WEST, A DISTANCE OF 99.94 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS:

AND ALSO EXCEPTING THE FOLLOWING PORTIONS OF PARCELS 1, 2 AND 3:

A 15 FOOT WIDE STRIP, TAKEN AS A TRACT OVER THOSE PORTIONS OF THE FOLLOWING:

LOT 16 (EXCEPT THE EAST 33 FEET THEREOF AND EXCEPT THE WEST 7.67 FEET OF SAID LOT 16) ALL IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND ALSO:

LOT 5 IN E. T. HENDEE'S RESUBDIVISION OF LOTS 14, 15 AND THE WEST 7.67 FEET OF LOT 16 IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND ALSO;

LOT 20, IN CARL LUNDAHL'S RESUBDIVISION OF LOTS 5 AND 6 AND LOT 7 (EXCEPT THE WEST 74.14 FEET THEREOF) IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND ALSO:

THE VACATED 66 FOOT RIGHT OF WAY OF CLYDE AVENUE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT 32.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 16: THENCE NORTH 00 DEGREES 01 MINUTES 57 SECONDS EAST, A DISTANCE OF 179.75 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 10 SECONDS WEST A DISTANCE OF 27.86 FEET TO THE POINT OF BEGINNING OF SAID 15 FOOT WIDE STRIP; THENCE CONTINUING NORTH 89 DEGREES 57 MINUTES 10 SECONDS WEST; A DISTANCE OF 15.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 40 SECONDS EAST, A DISTANCE OF 126.94 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 30 SECONDS WEST, A DISTANCE OF 49.97 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 38 SECONDS WEST, A DISTANCE OF 27.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 30 SECONDS WEST, A DISTANCE OF 131.07 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 116.07 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 38 SECONDS EAST, A DISTANCE OF 27.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 30 SECONDS EAST, A DISTANCE OF 79.96 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 40 SECONDS WEST, A DISTANCE OF 141.93 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1, 2 AND 3, TAKEN AS A TRACT, OVER, ACROSS AND UPON THE SOUTH 20 FEET OF LOT 10 IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND ALSO, A NON-EXCLUSIVE EASEMENT FOR PARKING PURPOSES APPURTENANT TO AND FOR THE BENEFIT OF SAID PARCELS 1, 2 AND 3, TAKEN AS A TRACT, OVER THOSE PORTIONS OF LOT 10 (EXCEPT THE NORTH 22 FEET THEREOF) IN BLOCK 2 IN STAVE AND KLEMM'S SUBDIVISION, AFORESAID, CONSTRUCTED FOR THE PURPOSE OF PARKING MOTOR VEHICLES, AS CREATED BY RECIPROCAL GRANT OF EASEMENTS AGREEMENT DATED FEBRUARY 23, 1989 AND RECORDED JUNE 29, 1989 AS DOCUMENT 89298743 AND FILED JUNE 29, 1989 AS DOCUMENT LR 3805916 FOR A TERM OF YEARS ENDING FEBRUARY 28, 2029.

Property of Cook County Clerk's Office