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**UNOFFICIAL COPY** 98256634

8641/0233 03 001 Page 1 of 4  
1998-04-01 14:42:14  
Cook County Recorder 27.00



99120472

9498/0611 03 001 Page 1 of 4  
1999-02-04 15:38:44  
Cook County Recorder 27.00

This instrument was prepared by:  
Joseph D. D'Angelo, Esq.  
Fried, Frank, Harris, Shriver & Jacobson  
One New York Plaza  
New York, New York 10004

Mail tax statements to:  
Teachers Insurance and Annuity  
Association of America  
730 Third Avenue  
New York, New York 10017  
Attn: Managing Director,  
Real Estate Portfolio

33

**SPECIAL WARRANTY DEED**  
(Corporation to Corporation)  
(Illinois)

4  
BWR

THIS AGREEMENT, made this 14th day of March, 1998, between TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation, party of the first part, and TIAA REALTY, INC., a Delaware corporation, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN Dollars and NO CENTS in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Trustees of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors, and assigns, FOREVER, all 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

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remaindees, rents, issues, and profits thereof, and all the estate, right, title, interest, claim 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, its heirs, successors, and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and wit the party of the second part, its successors, 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to current taxes and other assessments, reservations in patents, leases and rights of tenants and parties in possession, such state of facts an accurate survey may show, or personal inspection may reveal, zoning and building codes and ordinances, and all easements, rights of way, encumbrances, liens, covenants, restrictions, obligations and liabilities as may appear of record.

17-10-100-007  
008

**AFTER RECORDING, MAIL TO:**  
CHICAGO TITLE INSURANCE CO.  
ATTN: ZANE ZIELINSKI  
171 N. CLARK ST. - MLC: 04SP  
CHICAGO, IL 60601

**BOX 333-CTI**

#5223 DX  
RE-RECORDED TO CORRECT TITLE

# UNOFFICIAL COPY

99120472

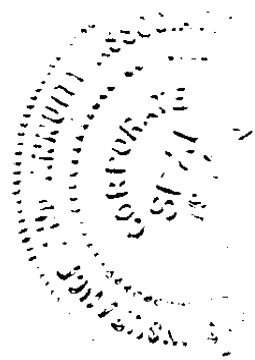
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assoc. Dir., and attested by its Director, the day and year first above written.

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation

By: Jennifer Hochlaube  
Name: Jennifer Hochlaube  
Its: Assoc. Director

Attest: James P. Garofalo  
Name: James P. Garofalo  
Its: Director/Asst Sec

Property of Cook County Clerk's Office



Exempt under provisions of Paragraph 5, Section 4,  
Real Estate Transfer Tax Act.

99120472

STATE OF NEW YORK } ss.  
COUNTY OF NEW YORK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jean Ter Hochstetler personally known to me to be the Assoc. Dir. of TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation, and James P. Gerardo personally known to me to be the Director of TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, a New York corporation and 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 Assoc. Dir. and Director, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Trustees of said corporation as their free and voluntary act, and as the free and voluntary act of the corporation, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 18th day of March, 1998

Kenneth Browd  
Notary Public

My commission expires on Jan. 21, 1999

KENNETH S. BROWD  
Notary Public, State of New York  
No. 01BR5071618  
Qualified in Kings County  
Commission Expires January 21, 1999



Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

Commission Expires January 31, 1999  
Qualified in Kings County  
No. 0182071618  
Notary Public, State of New York  
KENNETH S. BROWD

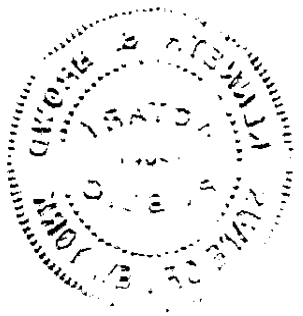


EXHIBIT A

Parcel 1:

Lots 1 through 6 both inclusive, in Benjamin V. Page's Subdivision of the South East 1/4 of Block 42 in Kinzie's Addition to Chicago, in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 1 through 6 both inclusive, in Newberry Trustee Subdivision of North East 1/4 of Block 42 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

RETURN DOCUMENT TO  
CHICAGO TITLE INSURANCE COMPANY  
171 NORTH CLARK STREET MLO4SP  
CHICAGO, ILLINOIS 60601-3294  
ATTN: ZANE ZISLINSKI

PROPERTY OF COOK COUNTY CLERK'S OFFICE