



To all to whom these Presents Shall Come, Greeting:

I, Jim Edgar, Secretary of State of the State of Illinois,

do hereby certify that GUARDIAN ELECTRIC MANUFACTURING CO., INCORPORATED IN THE STATE OF DELAWARE AND LICENSED TO TRANSACT BUSINESS IN THIS STATE ON SEPTEMBER 29, 1976, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE BUSINESS CORPORATION ACT OF THIS STATE RELATING TO THE FILING OF ANNUAL REPORTS AND PAYMENT OF FRANCHISE TAXES, AND IS AT THIS TIME A FOREIGN CORPORATION IN GOOD STANDING AND AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS*****

In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois this 26TH day of APRIL A. D. 19 88



Jim Edgar
SECRETARY OF STATE

UNOFFICIAL COPY

0 3 7 0 3 3 6 2


State of ILLINOIS)
County of Cook)

SS 

SECRETARY'S CERTIFICATE

I, George A. Powell, hereby certify that I am the duly elected, qualified and acting Secretary of Guardian Electric Manufacturing Co., a corporation duly organized and existing under the laws of the State of Delaware, (the "Company"), and that

In accordance with the law and the By-Laws of the Company, the following is a true and correct resolution of Guardian Electric Manufacturing Co. passed pursuant to unanimous written consent of the Board of Directors on April 13, 1988 and that on this date hereof the same are unmodified and in full force and effect.

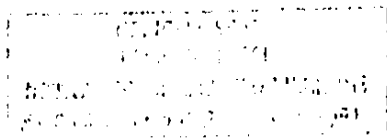
RESOLVED, that Guardian Electric Manufacturing Co. hereby sells, conveys and warrants to  Chicago Title and Trust Company under trust number 1091697 the property legally described on Exhibit A attached hereto and in same is hereby approved.

IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of April, 1988 at Chicago, Illinois.


By:
Its: Secretary

Subscribed and sworn to before me this 27th day of April, 1988 at Chicago, Illinois.


Notary Public



UNOFFICIAL COPY

0 3 7 0 3 3 6 2

EXHIBIT A

TRACT 1:

PARCEL 1:

All that part of Block 14 in Union Park Second Addition to Chicago in the West half of the Southwest quarter of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows to wit:

Beginning at a point on the East line of Ashland Avenue 126 feet South of the South-line of Arbour Place; running thence East on a line parallel with the South line of Arbour Place, to a point on the West line of an alley extending westerly from St. John's Place into said Block 14, a distance of 178.5 feet more or less 8 feet South of the Northwest corner of said alley running thence South on the West line of said alley to the South line of said alley; running thence East on the South line of said alley to the West line of Lot 4 in weekly sub of East 178.5 feet of the South 135.5 feet of said Block 14; running thence South on said West line of said Lot 4 to the North line of Carroll Avenue; running thence West on the North line of Carroll Avenue to the East line of Ashland Avenue; running thence North on the East line of Ashland Avenue to the place of beginning.

ALSO

PARCEL 2:

Lot 1 to 5 in McCords Subdivision of part of Block 14 and 15 in Union Park Second Addition to Chicago, according to the plat thereof recorded May 8, 1875 in Block 9 of plats Page 75 as Document 27494, in Cook County, Illinois.

Permanent Index Numbers:

17-08-301-003
17-08-301-004
17-08-301-005

UNOFFICIAL COPY

PARCEL 1:

the South 8-1/2 Inches of Lot 12 and all of Lots 13, 14 and 15 in the County Clerk's Division of Block 8 of Union Park Second Addition to Chicago, excepting S. S. Hayes subdivision in the North East corner thereof.

ALSO

PARCEL 2:

Lots 1, 2, 3, 4, 5 and 6 in S. S. Hayes Subdivision of Lots 37, 38, 39 and 40 and part of the vacated alley West of and adjoining said Lots 37, 38, 39 and 40 in Block 8 in Union Park Second Addition to Chicago.

ALSO

PARCEL 3:

Lots 1 to 10 inclusive (except that part, if any, falling in the South 164.6 feet of the East 203 feet of Block 8) in County Clerk's Division of Block 8 of Union Park Second Addition to Chicago excepting S. S. Hayes Subdivision in the North East corner thereof. (A portion of the above parcel is registered under the Torrens System in Cook County, Illinois and is legally described in the Registrar's Office as follows to-wit: That part of Block 8 in Union Park Second Addition to Chicago, described as follows: Beginning at a point in the South line of Arbour Place (being the North line of said Block 8 distant 129.66 feet from the East line of said Block 8, (being the West line of Sheldon Street); thence West along street line 18 feet, thence South parallel with the East line of said Block 84.20 feet to the point of beginning, otherwise known as Lot 1 in the County Clerk's Division of Block 8 aforesaid, in Section 6, Township 39 North, Range 14 East of the Third Principal Meridian.

ALSO

PARCEL 4:

That part of West Arbour Place, as shown on the plat of Union Park Second Addition to Chicago, a Subdivision in the South West quarter of Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at a point on the North line of Block 8 in Union Park Second Addition to Chicago, 131.34 feet East of the West line of said Block 8, as extended North for a place of beginning, thence North along a line 131.34 feet East of and parallel to the West line of Block 8, as extended North, a distance of 36 feet; thence East along a line 30 feet South of and parallel to the South line of "Depot Ground" as shown on the plat of Union Park Second Addition to Chicago, aforesaid, to a point on the center line of North Loomis Street (Formerly North Sheldon Street) as extended North, as shown on the plat of Union Park Second Addition to Chicago, aforesaid; thence South along the center line of North Loomis Street, as extended North, a distance of 36 feet to the North line of Block 8 as extended East; thence West along the North line of Block 8 extended East to the place of beginning, all in Cook County, Illinois.

Parcel 5:

That part of the North and South Alley (now vacated by document recorded April 23, 1957 as Document 16884790) provided for in an agreement recorded August 16, 1924 as Document No. 8554932 and declared a common law dedication by Circuit Court Decree in Case No. B-121693 entered May 28, 1926 being all that part of original Lot 11 lying North of and adjoining a line 95 feet South of and parallel with the North line of said original Lot 11 in County Clerk's Division of Block 8 in Union Park Second Addition to Chicago

(excepting S.S. Hayes subdivision in the Northeast corner thereof) in Section 6, Township 39 North, Range 14, East of the Third Principal Meridian said part of alley being further described as the North 95 feet of the North and South alley running South from West Arbour Place in the block bounded by West Arbour Place, West Carroll Avenue, North Laffin Street and North Loomis Street (excepting the West half of that part of said vacated alley lying North of the South 8-1/2 Inches of Lot 12 in County Clerk's Division of Block 8 in Union Park Second Addition to Chicago aforesaid) in Cook County, Illinois.

Permanent Tax Number:

17-08-303-002

17-08-303-003

17-03-303-004

17-08-303-005

UNOFFICIAL COPY

ARCEL 1:

he South 8-1/2 inches of Lot 12 and all of Lots 13, 14 and 15 in the County Clerk's Division of Block 8 of Union Park Second Addition to Chicago, excepting S. S. Hayes subdivision in the North East corner thereof.

LSO

ARCEL 2:

lots 1, 2, 3, 4, 5 and 6 in S. S. Hayes Subdivision of Lots 37, 38, 39 and 40 and part of the vacated alley West of and adjoining said Lots 37, 38, 39 and 40 in Block 8 in Union Park Second Addition to Chicago.

LSO

ARCEL 3:

Lots 1 to 10 inclusive (except that part, if any, falling in the South 164.6 feet of the East 203 feet of Block 8) in County Clerk's Division of Block 8 of Union Park Second Addition to Chicago excepting S. S. Hayes Subdivision in the North East corner thereof. (A portion of the above parcel is registered under the Torrens Systems in Cook County, Illinois and is legally described in the Registrar's Office as follows to-wit:

That part of BLOCK EIGHT (8) in Union Park Second Addition to Chicago, described as follows: Beginning at a point in the South line of Arbour Place (Being the North line of said Block Eight (8) distant 129.66 feet from the East line of said Block Eight (8) (being the West line of Sheldon Street); thence West along street line 18 feet, thence South parallel with the East line of said Block 84.20 feet; thence East 18 feet, thence North 84.20 feet to the point of beginning, otherwise known as Lot One (1) in the County Clerk's division of Block 8 aforesaid, in section 8, Towns 39 North, Range 14 East of the Third Principal Meridian.

That part of West Arbour Place, as shown on the plat of Union Park Second Addition to Chicago, a Subdivision in the South West quarter of Section 8, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at a point on the North line of Block 8 in Union Park Second Addition to Chicago, 131.34 feet East of the West line of said Block 8, as extended North for a place of beginning, thence North along a line 131.34 feet East of and parallel to the West line of Block 8, as extended North, a distance of 36 feet; thence East along a line 30 feet South of and parallel to the South line of "Depot Ground" as shown on the plat of Union Park Second Addition to Chicago, aforesaid, to a point on the center line of North Loomis Street (Formerly North Sheldon Street) as extended North, as shown on the plat of Union Park Second Addition to Chicago, aforesaid; thence South along the center line of North Loomis Street, as extended North, a distance of 36 feet to the North line of Block 8 as extended East; thence West along the North line of Block 8 extended East to the place of beginning, all in Cook County, Illinois.

Parcel 5:

That part of the North and South Alley (now vacated by document recorded April 23, 1957 as Document 16884790) provided for in an agreement recorded August 16, 1924 as Document No. 8554932 and declared a common law dedication by Circuit Court Decree in Case No. B-121693 entered May 28, 1926 being all that part of original Lot 11 lying North of and adjoining a line 95 feet South of and parallel with the North line of said original Lot 11 in County Clerk's Division of Block 8 in Union Park Second Addition to Chicago

(excepting S.S. Hayes subdivision in the Northeast corner thereof) in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian said part of alley being further described as the North 95 feet of the North and South alley running South from West Arbour Place in the block bounded by West Arbour Place, West Carroll Avenue, North Laflin Street and North Loomis Street (excepting the West half of that part of said vacated alley lying North of the South 8-1/2 inches of Lot 12 in County Clerk's Division of Block 8 in Union Park Second Addition to Chicago aforesaid) in Cook County, Illinois.

Permanent Tax Number:

17-08-303-002
17-08-303-003
17-03-303-004
17-08-303-005

3703852

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EXHIBIT B 7 8 3 3 6 2
Permitted Exceptions as to the Parking Lot Parcel

1. Taxes for the years 1987 and 1988:
Permanent Tax Number: Total 1986 Tax Billed:
- | | |
|---------------|-------------|
| 17-08-303-002 | \$ 374.12 |
| 17-08-303-003 | \$ 362.42 |
| 17-03-303-004 | \$ 411.80 |
| 17-08-303-005 | \$ 5,167.80 |

NOTE: The first estimated installments for 1986 have been paid.

NOTE: The final installment for 1986 appears to be unpaid and are delinquent as of September 4, 1987.

NOTE: Taxes for the year 1987 are not yet due and payable.

2. Easement rights, if any. (Affects Tract II)
3. Conditions contained in the Warranty Deed from S.S. Hayes and wife, to Hugh Watt, dated April 23, 1868 and recorded on July 6, 1870, as to the location and character of the buildings to be erected on Lot 15 Parcel 1. (Affects Parcel 1 of Tract II)
4. Rights of easement for public alley, over all of that portion of Lots 1 to 6 in S.S. Hayes' Subdivision of Lots 37 to 40 in Block 8 and that portion of Lots 1, 2, 3, and 4 in said County Clerk's Division of Block 8 in Union Park Second Addition to Chicago, which lies South of an East and West line exactly 70 feet South of and parallel to the North boundary line of Block 8, also a diagonal strip running North East and South West across the rear end of Lots 5 and 6 in County Clerk's Division of Block 8, beginning at a point 70 feet South of the North line of Block 8 and approximately 5 feet east of the division line of Lots 4 and 5 in County Clerk's Division of Block 8, and thence running in a South Westerly direction to a point in the South line of Lot 6 in County Clerk's Division of Block 8, 95 feet South of the North boundary line of Block 8, to a point approximately 5 feet West of the division line between Lots 5 and 6 in County Clerk's Division of Block 8. The South boundary line of public alley remains as originally laid out and dedicated by deeds from S.S. Hayes subdivision; and the East 82.5 feet of alley opening into Sheldon Street, will have as its South boundary line the present South border line of Lot 4 in S.S. Hayes' subdivision, as dedicated by the agreement between B.A. Eckhart Milling Company, a Corporation of Illinois, with the Windsor Furniture Company, a Corporation of Illinois, dated June 17, 1924, and recorded on August 16, 1924, as Document 8554932, which dedication of agreement was also approved and confirmed by the Decree entered on May 26, 1926 in the Partition proceedings in Case No. B-121693, Circuit Court of Cook County, Illinois Percy B. Eckhart against B.A. Eckhart Milling Company, a Corporation; and others which easement for alley was for the benefit of all the adjacent property owners in Block 8, in Union Park Second Addition aforesaid. (Affects Parcel 2 and 3 of Tract II)

Perpetual easement established by agreement between Chicago Title and Trust Company not personally but as Trustee under Trust No. 15284 (sometimes known as "DeSoto Realty Trust") and Liberty National Bank of Chicago, a National Banking Association, not personally but as Trustee under Trust No. 5203, dated on May 31, 1944 and recorded on June 5, 1944, as Document 13295574, over that part of the South 25 feet of Arbor Place, vacated by ordinance passed on May 19, 1926, which lies extended North of Union Park Second Addition to Chicago, except that part thereof described as follows: Beginning at the North West corner of Lot 10 In County Clerk's Division of Block 8 aforesaid, thence North 18 feet, thence East a distance of 188.53 feet and parallel to the North line of said Lots 1 to aforesaid; thence South 14 feet, thence East and parallel to the North line of said Lots 1 to 10 aforesaid; and of Lot 1 In S.S. Hayes' Subdivision of Lots 37, 38, 39 and 40 aforesaid, to the West line of North Loomis Street, extending North, thence South 4 feet on said extended line, thence West to the place of beginning;

For the benefit of that part of the South 36 feet of Arbor Place vacated by said ordinance passed on May 19, 1926, which lies East of said line 33 feet East of the East line of said Block 8 extended North and of the remainder of the property then owned by said Second party, for the erection upon, use of, including the right to join to and the maintenance of a system of railroad tracks to serve the property now owned by second party.
(Affects Parcel 4A of Tract 11)

6. Rights of the public, City of Chicago, and adjoining owners in and to that part of Lots 6 to 10 of Parcel 3 aforesaid, used for alley.
(Affects Parcel 3 of Tract 11)
7. Railroad right of way, switch tracks, and spur tracks. (Affects Tract 11)
8. Rights of public or quasi-public utilities and the City of Chicago in and to those parts of the subject premises, lying within streets or alleys or vacated streets or alleys for maintenance therein of poles, wires, conduits, sewers, etc. and other utility facilities and appurtenances.

~~Note: Any exceptions which may be shown on the title commitment which arise by the proper inclusion of Parcel 5 in said commitment shall not be permitted exceptions. Buyer shall have the right to review such exceptions as may be raised and determine whether such exceptions shall be permitted exceptions.~~ *my*

WARRANTY DEED
Deed in Trust

Statutory (ILLINOIS)

(Corporation to Individual)

(The Above Space For Recorder's Use Only)

UNOFFICIAL COPY

3703862

CITY OF CHICAGO
REAL ESTATE TRANSACTION
DEPT. OF REVENUE APR 26 1988
712.50

Corp as attached

THE GRANTOR Guardian Electric Manufacturing Co.

a corporation created and existing under and by virtue of the laws of the State of Delaware
and duly authorized to transact business in the State of Illinois for and in consideration of
the sum of Ten (10.00) * * * * * DOLLARS.

and other good and valuable consideration
in hand paid, and pursuant to authority given by the Board of Directors of said corporation

CONVEYS and WARRANTS to Chicago Title and Trust Company SA
(NAME AND ADDRESS OF GRANTEE)

Trustee under trust number 1091697 dated April 25th 1988

The following described Real Estate situated in the County of Cook
in the State of Illinois, to wit:

See Exhibit A attached hereto

Subject to: See Exhibit B attached hereto

4/24/88

Legal description affects property on Certificate
723673 and other property Direct

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name
to be signed to these presents by its Frank F. Powell Jr President, and attested by its
Robin Carlucci Secretary, this 25th day of April, 1988

IMPRESS
CORPORATE SEAL
HERE

GUARDIAN ELECTRIC MANUFACTURING CO.
(NAME OF CORPORATION)
by Frank F. Powell Jr PRESIDENT
ATTEST Robin Carlucci SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the
County and State aforesaid, DO HEREBY CERTIFY, that Frank F. Powell Jr
personally known to me to be the President of the Guardian Electric
Manufacturing Co.

IMPRESS
NOTARIAL SEAL
HERE

corporation, and Robin Carlucci personally known to me to be
the Secretary of said corporation, and personally known to
me to be the same persons whose names are subscribed to the foregoing instru-
ment, appeared before me this day in person and severally acknowledged that as
such President and Secretary, they signed
and delivered the said instrument as President and Secretary
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 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 25th day of April, 1988

Commission expires SEP 24 1991
OFFICIAL SEAL
ROBIN CARLUCCI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. SEP 24 1991
Robin Carlucci NOTARY PUBLIC
Milano/Baker & McKenzie
This instrument was prepared by 2300 Prudential Plaza
(NAME AND ADDRESS)

ADDRESS OF PROPERTY:
1550 W. Carroll Ave.

Chicago, Illinois 60607
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
(Name)
(Address)

MAIL TO
MICHAEL S KURLINBER
Walsh Case & Coale
ONE Prudential Plaza
Suite 2500 (Address)
Chicago, Illinois 60601
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

DOCUMENT NUMBER

3703862

UNOFFICIAL COPY

WARRANTY DEED
Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

TO HAVE AND TO HOLD the said premises with the appurtenances upon the uses and purposes herein and in said trust agreement as aforesaid.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vary any subdivision or part thereof, and to resubdivide said property as often as desired, in contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises of any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by lease to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provide a thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract for tract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in any amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the trustee or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, surrenders and releases, and releases, any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

This space for affixing Riders and Revenue Stamps

3703862

Leys

AR 11/29862/10/15/10

7933667 IN DUPLICATE 29862 3703862

3703862 MAR 28 1910

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