

2005R11973

**LIMITED WARRANTY DEED**

RECORDED ON

05/05/2005 04:21:41PM

CHAMPAIGN COUNTY  
RECORDER  
BARBARA A. FRASCA

REC FEE: 26.00

REV FEE:

PAGES: 5

PLAT ACT: 0

PLAT PAGE:

(3) THIS INDENTURE, made the 4<sup>th</sup> day of MAY, 2005, by and between the UNITED STATES POSTAL SERVICE, an independent establishment of the Executive Branch of the Government of the United States (39 U.S.C. § 201) (hereinafter "Grantor"), having an address at 160 Inverness Drive W Suite 400, Englewood, Colorado, 80112 and URBANA-CHAMPAIGN INDEPENDENT MEDIA CENTER FOUNDATION, an Illinois not-for-profit corporation (hereinafter "Grantee"), having an address at 218 W. Main Street, Suite 110, Urbana, Illinois 61801.

**WITNESSETH:**

THAT Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, all of its right, title and interest in the property situated in the county of Champaign, in the State of Illinois and described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever. This conveyance and the warranties contained herein are hereby expressly made subject to all existing easements, covenants, encumbrances, and interests of others, including, but not limited to, rights of way for streets, roads, highways, railroads, pipelines and public utilities, whether or not matters of public record. This conveyance is subject to the additional covenant for preserving the historic features of the property, which is set forth on Exhibit B attached hereto and made a part hereof.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

Permanent Real Estate Number: 92-21-17-212-004.

Address of real estate: 202 S. Broadway Avenue, Urbana, Illinois.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this Deed, the day and year above written.

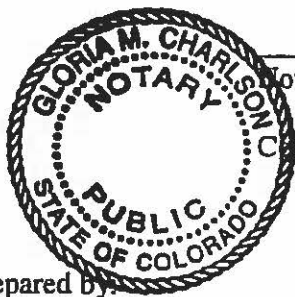
UNITED STATES POSTAL SERVICE

BY: [Signature]  
Randy W. Alder  
Contracting Officer  
United States Postal Service

STATE OF Colorado )  
COUNTY OF Arapahoe ) ss

I, Gloria M. Charlson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Randy W. Alder 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 acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 4th day of May, 2005.



Gloria M. Charlson  
Notary Public  
Commission Expires: June 28, 2005

This instrument was prepared by:  
Maria R. Infanger  
Postal Service Attorney  
222 S. Riverside Plaza, Suite 1200  
Chicago, Illinois 60606

Exempt under provisions of Par. 13  
Sec. 31-45, Property Tax Code.  
Dated 5-4-05 By [Signature]  
(Buyer, Seller or Representative)

**Mail Recorded Document to:**

**John McMahon, Attorney  
Wilkie & McMahon  
One Main Street, Suite 214  
Champaign Urbana, IL 61820**

**Send Subsequent Tax Bills To:**

**Urbana Champaign Independent Media  
Center Foundation  
218 W. Main Street, Suite 110  
Urbana, IL 61801**

## **Exhibit A**

### **Legal Description**

#### **Tract 1:**

Lots 55 and 56 of the Original Town of Urbana, and the West Half of the alley known as Thorn Alley lying on the East side of said Lot 56, as per plat recorded in Deed Record "A" at page 33, in Champaign County, Illinois.

#### **Tract 2:**

Lot 57 of the Original Town of Urbana, and the East Half of the alley known as Thorn Alley lying on the West side of said Lot 57, as per plat recorded in Deed Record "A" at page 33, in Champaign County, Illinois.

#### **Tract 3:**

The North Half of that portion of Cherry Alley, being the east-west alley between Elm Street and Green Street in the City of Urbana, Illinois, described and bounded as follows, as per Ordinance Vacating Certain Alleys recorded January 6, 1964 in Book 747 at Page 45 as Document 706612:

Commencing at the point where the North line of Cherry Alley intersects with the East line of Broadway Street, thence East along the North line of said alley 38 feet, thence South to South line of said Alley, thence West along the South line of said alley to the East line of Broadway Street, thence North along the East line of Broadway Street to the point of beginning, in Champaign County, Illinois.

#### **Tract 4:**

The North Half of that portion of Cherry Alley, being the east-west alley between Elm Street and Green Street in the City of Urbana, Illinois, described and bounded as follows, as per Ordinance Vacating a Portion of an Alley recorded March 13, 1964 in Book 752 at Page 393 as Document 709540 and recorded March 20, 1964 in Book 753 at Page 159 as Document 709879:

Commencing at the point where the North line of vacated Cherry Alley intersects with the East line of Broadway Street, thence East along the North line of said alley 38 feet to the point of beginning, thence East on the North line of said alley 2 feet, thence South to the South line of said alley, thence West along the South line of said alley 2 feet, thence North to the point of beginning, in Champaign County, Illinois.

## **Exhibit B**

### **Historic Covenants**

Grantee covenants for itself, its successors and assigns and every successor in interest to the real property, or any part thereof, that any rehabilitation work undertaken on the property shall be undertaken in accordance with the Secretary of the Interior's "Standard for Rehabilitation." All rehabilitation proposals, including interior changes, will be submitted to the Illinois State Historic Preservation Officer for review and approval. No changes of any type, including structural, physical, coloring, or surface changes will be made to the property's architecturally or historically significant exterior or interior features, without the prior written approval of the Illinois State Historic Preservation Officer.

The following rehabilitation activities do not require such approval: a) necessary repairs and maintenance that do not materially affect the property's exterior features; b) painting in a complimentary or in-kind color; and c) repairs on roofs, porches, or cornices when the repair is done in-kind to match existing material and form.

Representatives of the Illinois Historic Preservation Office shall have the right to inspect the premises from time to time, upon reasonable notice, to determine whether the Grantee is in compliance with the terms of this covenant.

The Illinois State Historic Preservation Officer may, for good cause, modify or cancel any or all of the foregoing restrictions upon application of the Grantee, its successors or assigns. Failure of the Illinois Historic Preservation Office to exercise any right or remedy shall not waive or limit the exercise of any right or remedy under this covenant.

This covenant shall run with the land and be binding on all future owners of an interest therein. If the property is sold to a public entity of the State, the property shall be designated as an "Illinois Landmark."