

UNOFFICIAL COPY

This instrument was prepared by
and after recording return to:

Catherine McNichols Kanter
Barack Ferrazzano Kirschbaum
Perlman & Nagelberg
333 West Wacker Drive, Suite 2700
Chicago, IL 60606

[This Space for Recorder's Use Only]

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3867/0009 05 001 Page 1 of 5
2000-06-08 10:56:51
Cook County Recorder 55.00



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LEST

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that TBS, L.L.C., an Illinois limited liability company having an office at 3754 N. Southport Avenue, Chicago, Illinois, 60613 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby GRANTS and CONVEYS to 325 KEDZIE LIMITED PARTNERSHIP a limited partnership organized and existing under and by virtue of the laws of the State of Illinois ("Grantee"), whose address is 2320 N. Damen, Suite 1D, Chicago, Illinois, 60647, in fee simple, an undivided one-third (1/3) interest in the following described premises situated in Cook County, Illinois:

Legal Description attached hereto as Exhibit A

TO HAVE AND TO HOLD the said premises as a tenant in common with the holder(s) of the remaining undivided two-third (2/3) interest in said premises, together with the improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto Grantee, its successors and assigns forever, subject only to the encumbrances set forth on Exhibit B attached hereto (the "Encumbrances")

And Grantor, for itself and its successors, hereby warrants to Grantee, its successors and assigns, only that, except for the Encumbrances, (1) Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and (2) Grantor will forever defend the said premises against all persons lawfully claiming by, through or under Grantor, but no others.

CITY OF EVANSTON
EXEMPTION

Mary Patricia

CITY CLERK

BOX 333-071

332207

Cook County
REAL ESTATE TRANSACTION TAX

VENUE
STAMP JUN-7'00
P.O. 31427

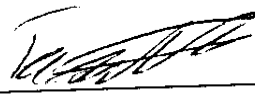
84.25

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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, this 19 day of ~~May~~^{June}, 2000.

TBS, L.L.C., an Illinois limited liability company

By: 

Name: Ted B. Silverstein

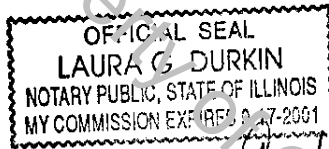
Title: Sole Member

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State of Illinois)
) ss.
County of Cook)

I, Laura G. Durkin, a Notary Public in and for said county and state, do hereby certify that Ted B. Silverstein, the Sole Member of TBS, L.L.C., an Illinois limited liability company, 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 said instrument in such capacity, as his free and voluntary act and as the free and voluntary act of such limited liability company, as the sole member of such limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of June, 2000.



Laura G. Durkin

My commission expires: 9-27-2001 Notary Public

THIS TRANSACTION IS EXEMPT FROM ILLINOIS TRANSFER TAX UNDER PROVISIONS OF 35 ILCS 200/31-45, PARAGRAPH (k) AND IS EXEMPT FROM EVANSTON TRANSFER TAX UNDER PROVISIONS OF EVANSTON REAL ESTATE TRANSFER TAX ORDINANCE, SECTION 3-29-6, PARAGRAPH K.

DATE: 6-1-00
[Signature]

Signature of Buyer, Seller or Representative

EXHIBIT A

LEGAL DESCRIPTION

LOT 15 (EXCEPT THE EAST 20 FEET AND EXCEPT THE SOUTH 25 FEET 1/8 INCH THEREOF) AND LOT 16 (EXCEPT THE EAST 20 FEET THEREOF) IN BLOCK 3 IN OWNER'S RESUBDIVISION OF BLOCKS 2, 5 AND 6 IN ORRINGTON'S ADDITION TO EVANSTON IN THE SOUTHWEST ¼ OF SECTION 7 TOWNSHIP 41 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 2314-16 Sherman, Evanston, Illinois

PIN No.: 11-07-115-012-0000

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EXHIBIT B

Permitted Exceptions

1. Taxes for the second half of the year 1999 and subsequent years not yet due and payable.
2. Mortgage dated February 14, 1997 and recorded February 18, 1997 as Document No. 97110923 regarding loan made by LaSalle Bank National Association ("LaSalle") f/k/a LaSalle Northwest National Bank (the "LaSalle Loan").
3. Assignment of Rents recorded February 18, 1999 as Document No. 97110924 regarding the LaSalle Loan.
4. Security interest of LaSalle Northwest National Bank, by Financing Statement filed February 19, 1997 as Document No. 97U02012 regarding the LaSalle Loan.
5. Other loan documents executed and recorded in connection with the loan made by LaSalle to 325 Kedzie Limited Partnership and others.
6. Existing unrecorded leases and all rights thereunder of the Lessees and of any person or party claiming by, through or under the lessees.
7. Encroachment of open porches on 2nd and 3rd floors located mainly on the land over and onto the public way by about 0.64 of a foot as disclosed by survey made by B.H. Suhr and Company Number CE-86-624, dated April 22, 1986.
8. Encroachment of two story brick building located on the land south and adjoining over onto the land by approximately 0.05 to 0.09 of a foot as shown on survey prepared by B.H. Suhr & Company, Survey Number CE-86-624, dated April 22, 1986.
9. Encroachment of a three story and basement brick building located mainly on the land over onto the property south of and adjoining by 0.01 of a foot as shown on survey prepared by B.H. Suhr & Company, Survey Number CE-86-624, dated April 22, 1986.
10. Terms, conditions and provisions of an agreement and consent as to building line 10 feet and height of buildings to be erected on the land and other property and for modification of zoning ordinance of City of Evanston dated May 12, 1926 and recorded May 17, 1926 as Document 9276903.