

UNOFFICIAL COPY

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8409/0099 PD 001 Page 1 of 3
2001-01-22 12:34:39
Cook County Recorder 25.00

This Instrument Prepared
By and After Recording
Return To:

Bruce D. Loring, Esq.
Piper Marbury Rudnick &
Wolfe
Suite 1800
203 North LaSalle Street
Chicago, Illinois 60601



0010200184

9780/0241 53 001 Page 1 of 10
2001-03-14 13:15:36
Cook County Recorder 39.00

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

Grantor, **CONCORD CITY CENTRE L.L.C.**, an Illinois limited liability company, having an address c/o Concord Development Corporation, 1540 East Dundee Road, Suite 350, Palatine, Illinois 60074, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does **REMISE, RELEASE, ALIENATE AND CONVEY** to Grantee, **FIRST AMERICAN INVESTMENTS, INC.**, an Illinois corporation, having an address c/o Concord Development Corporation, 1540 East Dundee Road, Suite 350, Palatine, Illinois 60074, forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

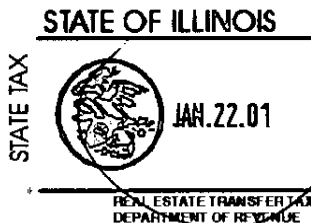
See Exhibit A attached hereto and made a part hereof.

Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors 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**, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

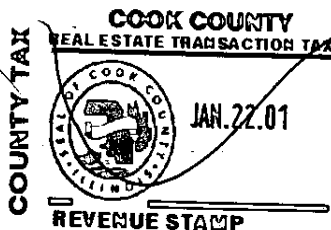
the matters set forth on Exhibit B attached hereto and made a part hereof.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

RE-RECORD TO INCLUDE LEGAL DESCRIPTION



STATE TAX
REAL ESTATE TRANSFER TAX
00240.00
FP326669



COUNTY TAX
REAL ESTATE TRANSACTION TAX
00120.00
FP326670

CHIDOC2/20836/3177522.1 12/26/2000 3:56 PM

Box 416
Berry S.

City of Chicago
Dept. of Revenue
243898
01/22/2001 12:16 Batch 01808 105
Real Estate Transfer Stamp
\$9,750.00

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IN WITNESS WHEREOF, said Grantor executes this Special Warranty Deed as of the day and date first above written.

CONCORD CITY CENTRE L.L.C. an Illinois limited liability company

By: **A.C. Homes Corporation VII**, an Illinois corporation, its sole manager

By: *Debra K. Haddad*
Name: Debra K. Haddad
Title: Vice President

Property of Cook County Clerk's Office

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STATE OF Illinois)

SS

0010200184

COUNTY OF Cook)

I, Kim M Brown, a Notary Public in and for the State aforesaid, DO HEREBY CERTIFY, that Deborah Haddad, personally known to me to be the Via President of A.C. Homes Corporation VII, the sole manager of Concord City Centre L.L.C., whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he/she delivered said instrument as such officer of said corporation as his/her 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 26th day of December, 2000.

Kim M Brown
Notary Public



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EXHIBIT A

Legal Description

[attached]

P.I.N.: A portion of 17-09-444-003-0000 and
17-09-444-010-0000

Common Address: 200 West Washington, Chicago, Illinois

Send Subsequent Tax Bills to: First American Investments, Inc.
1540 East Dundee Road - Suite 350
Palatine, Illinois 60074

FIRST FLOOR LEVEL COMMERCIAL PARCEL

THAT PART OF THE SOUTH 40 FEET OF LOT 8 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 3, 4, 5, 6, 7 AND THE VACATED ALLEY IN THE SUBDIVISION OF THAT PART OF LOT 8 IN BLOCK 41 AFORESAID LYING NORTH OF THE SOUTH 40 FEET THEREOF IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE LAND PROPERTY AND SPACE AT THE FIRST FLOOR LEVEL, LYING ABOVE THE FINISHED FLOOR THEREOF, SAID FINISHED FLOOR HAVING AN ELEVATION OF 14.23 FEET ABOVE CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE 17.92 FEET ABOVE SAID FINISHED FLOOR, SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 32.15 FEET ABOVE CHICAGO CITY DATUM, AND WITHIN THE VERTICAL PROJECTION OF THE FOLLOWING DESCRIBED BOUNDARY:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST WASHINGTON STREET WITH THE WEST LINE OF NORTH WELLS STREET;

THENCE NORTH ALONG SAID WEST LINE OF NORTH WELLS STREET, A DISTANCE OF 114.28 FEET;

THENCE WEST ALONG A STRAIGHT LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 35.71 FEET;

THENCE NORTH ALONG A STRAIGHT LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 13.35 FEET;

THENCE WEST ALONG A STRAIGHT LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 29.79 FEET;

THENCE SOUTH ALONG A STRAIGHT LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 126.35 FEET TO A POINT ON THE NORTH LINE OF WEST WASHINGTON STREET;

THENCE EAST ALONG SAID, NORTH LINE OF WEST WASHINGTON STREET A DISTANCE OF 66.30 FEET TO THE POINT OF BEGINNING, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

CONTAINING 7,885 SQUARE FEET OF LAND, MORE OR LESS.

Chicago Guarantee Survey Co.
601 S. LaSalle St., Suite 400, Chicago, Il., 60605
Ordered by: Concord Development Corp.

Date: March 6, 2001
Order No. 0001003

BASEMENT LEVEL COMMERCIAL PARCEL:

THAT PART OF SUB LOT 4 IN CANAL TRUSTEES SUBDIVISION OF LOT 7 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 1, 2, 3 AND 4 AND THE VACATED ALLEY IN THE SUBDIVISION OF THAT PART OF LOT 8 IN BLOCK 41 AFORESAID LYING NORTH OF THE SOUTH 40 FEET OF SAID LOT 8, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE LAND PROPERTY AND SPACE AT THE BASEMENT FLOOR LEVEL, LYING ABOVE THE FINISHED FLOOR THEREOF, SAID FINISHED FLOOR HAVING AN ELEVATION OF 0.60 FEET ABOVE CHICAGO CITY DATUM AND BELOW A HORIZONTAL PLANE 12.70 FEET ABOVE SAID FINISHED FLOOR, SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 13.30 FEET ABOVE CHICAGO CITY DATUM, AND WITHIN THE VERTICAL PROJECTION OF THE FOLLOWING DESCRIBED BOUNDARY:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST WASHINGTON STREET WITH THE WEST LINE OF NORTH WELLS STREET,

THENCE NORTH ALONG SAID WEST LINE OF NORTH WELLS STREET, A DISTANCE OF 115.79 FEET;

THENCE WEST ALONG A STRAIGHT LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 35.54 FEET TO THE POINT OF BEGINNING FOR THE BOUNDARY HEREINAFTER DESCRIBED;

THENCE NORTH ALONG A STRAIGHT LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 18.17 FEET;

THENCE WEST ALONG A STRAIGHT LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 4.38 FEET;

THENCE NORTH ALONG A STRAIGHT LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 17.43 FEET;

THENCE EAST ALONG A STRAIGHT LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 4.38 FEET;

Chicago Guarantee Survey Co.
601 S. LaSalle St., Suite 400, Chicago, Il., 60605
Ordered by: Concord Development Corp.

Date: March 6, 2001
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THENCE NORTH ALONG A STRAIGHT LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 9.51 FEET;

THENCE WEST ALONG A STRAIGHT LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 46.61 FEET;

THENCE SOUTH ALONG A STRAIGHT LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 45.11 FEET;

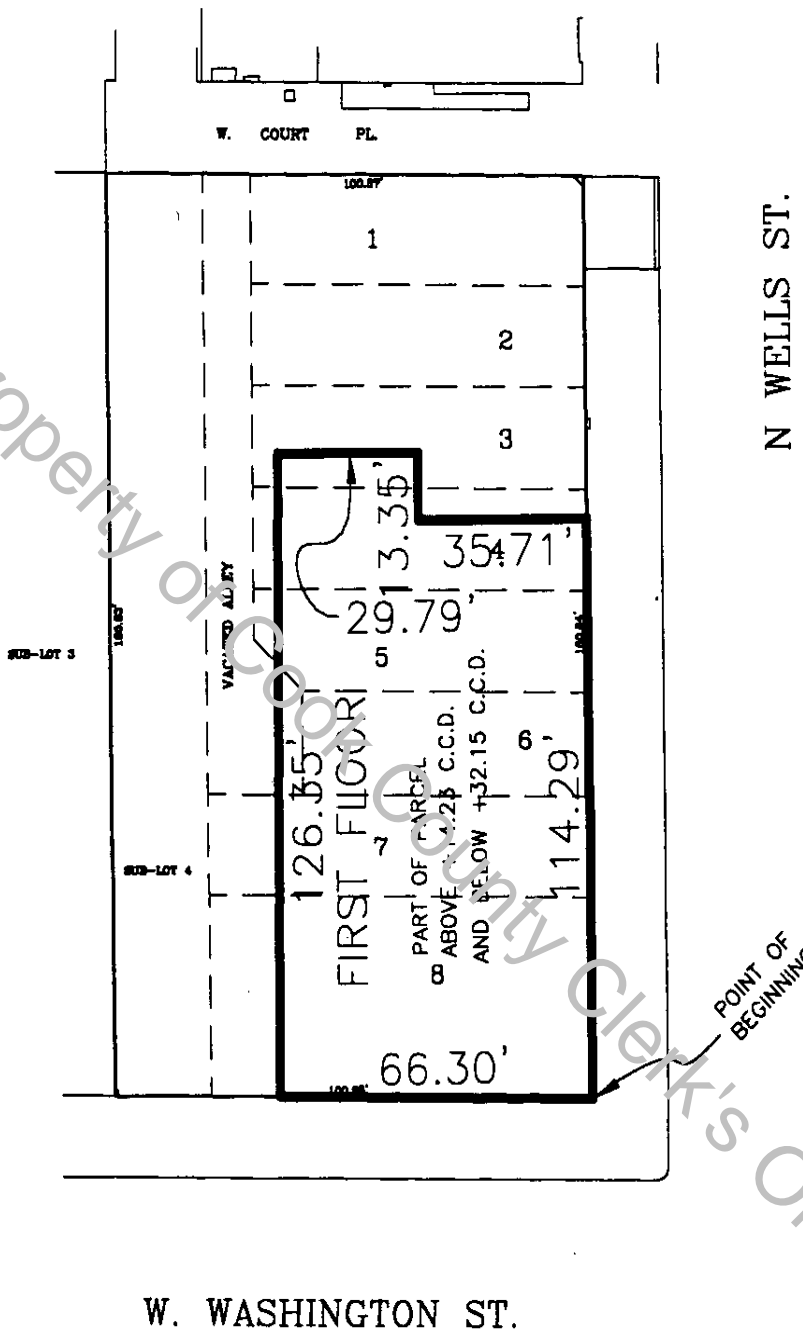
THENCE EAST ALONG A STRAIGHT LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 46.61 FEET TO THE POINT OF BEGINNING, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

CONTAINING 2,026 SQUARE FEET OF LAND, MORE OR LESS.

Chicago Guarantee Survey Co.
601 S. LaSalle St., Suite 400, Chicago, Il., 60605
Ordered by: Concord Development Corp.

Date: March 6, 2001
Order No. 0001003

FIRST FLOOR COMMERCIAL LEVEL

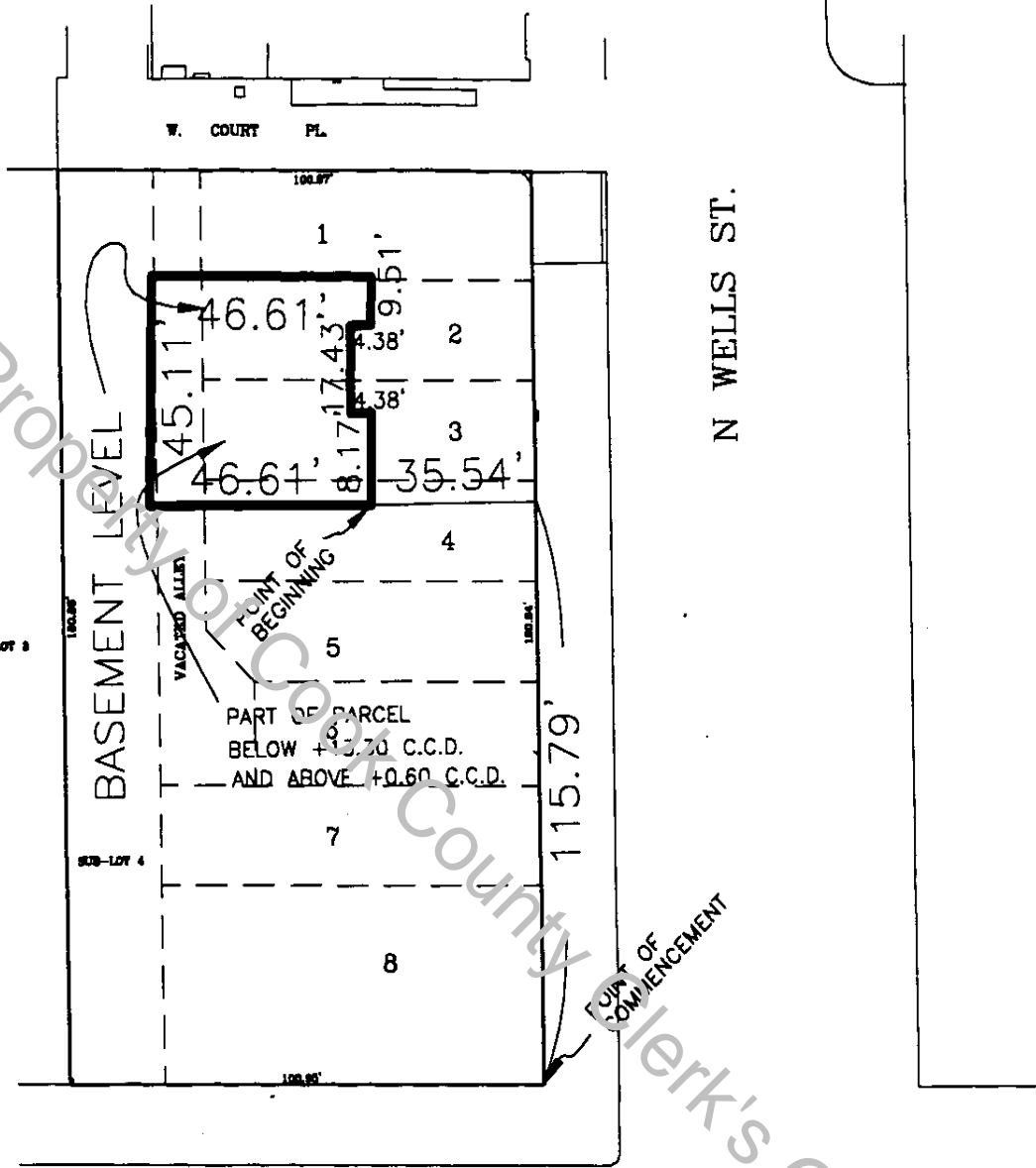


Property of Chicago Guaranty Clerk's Office

Order No.: 0001003
Ordered by: Concord Development Corp.
Distances are marked in feet and decimals

Chicago Guarantee Survey Co.
601 S. La Salle St., Suite 400
Chicago, IL 60605
(312) 986-9445 Fax: (312) 986-9679
Date: March 6, 2001

BASEMENT FLOOR LEVEL



W. WASHINGTON ST.

Order No.: 0001003
 Ordered by: Concord Development Corp.
 Distances are marked in feet and decimals

Chicago Guarantee Survey Co.
 601 S. La Salle St., Suite 400
 Chicago, IL 60605
 (312) 986-9445 Fax: (312) 986-9679
 Date: March 8, 2001

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EXHIBIT B

Permitted Title Exceptions

All covenants, restrictions, liens, easements and other encumbrances of record.

Property of Cook County Clerk's Office