

183
This instrument was prepared by:

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6887/0198 45 001 Page 1 of 3
2001-07-09 12:19:17
Cook County Recorder 25.00

Stephanie J. Kim, Esq.
Katz Randall Weinberg & Richmond
333 W. Wacker Drive, Suite 1800
Chicago, IL 60606
(312) 807-3800
KRWR File No. 09929.00200



WARRANTY DEED
Illinois

MS
D2
7930190

THE GRANTOR, ANTHONY KING, a married person, of 2185 Willow, Northfield, Illinois, for the sum of Ten and No Dollars, (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE,

1552 W. CHICAGO, LLC, an Illinois limited liability company, having its principal office at the following address 560 West Washington, Suite 4 West, Chicago, Illinois 60661,

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 and subject only to: See Exhibit "B" attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 17-05-325-026-0000
Address(es) of Real Estate: 1552-1554 W. Chicago Avenue, Chicago, Illinois

The Real Estate is not the homestead of Anthony King

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents on this 3rd day of July, 2001.

Anthony King

STATE OF ILLINOIS)
)
COUNTY OF COOK)

BOX 333-CTI

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anthony King, 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 severally acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 3rd day of July, 2001.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
255169 \$5,437.50
07/05/2001 15:44 Batch 05049 39



Notary Public
Commission expires _____
OFFICIAL SEAL
L. HUTCHINSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-18-2001

STATE TAX

JUL.-6.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000011765

REAL ESTATE TRANSFER TAX
0072500
FP 102808

COUNTY TAX

JUL.-6.01
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

000001178

REAL ESTATE TRANSFER TAX
0036250
FP 102802

30

EXHIBIT "A"
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LOT 3 IN COMMISSIONER'S PARTITION OF LOT 27 AND 28 WITH LOTS 5, 6, 7 AND 8 (EXCEPT THE WEST 1 FOOT OF SAID LOT 8) OF KUHL'S SUBDIVISION OF LOT 33 IN THE SUBDIVISION OF 1 ACRES IN THE SOUTHWEST CORNER OF OUTLOT OF BLOCK 29 IN THE CANAL TRUSTEES' SUBDIVISION IN THE WEST ½ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-05-325-026-0000

Property of Cook County Clerk's Office

10800070

After Recording Return To:

Marianne Platt
Pedersen & Houpt
161 North Clark Street, Suite 3100
Chicago, IL 60601

Mail Tax Bills to:

1552 W. Chicago, L.L.C.
c/o ZEPKIN REALTY & DEVELOPMENT
560 W. WASHINGTON, SUITE 4 WEST
CHICAGO, IL 60661

UNOFFICIAL COPY

EXHIBIT "B"

1. General real estate taxes which are not due and payable on the closing date.
2. Existing leases and tenancies in real estate.
3. Matters done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
4. Agreement made by Adolph C. Breudecke with John Kuhl dated June 6, 1879 and recorded June 9, 1879 as Document 225502 for a part wall between Lot 9 and the West 1 foot of Lot 8 in Kuhl's Subdivision aforesaid and the East 24 feet of the West 25 feet of Lot 8 in Kuhl's Subdivision aforesaid.
5. Easement for private alley over the East 10 feet of the North 10 feet of the land and the North 10 feet of Lot 4 adjoining for the use of the owners of said Lots 3 and 4 created by Grant between Harrison Kuhl also known as Harry J. Kuhl and August Moldenhauer dated May 25, 1907 and recorded June 20, 1907 as Document 405502.
6. Agreement made by Harry J. Kuhl with August Moldenhauer dated May 25, 1907 and recorded June 20, 1907 as Document 4055013 for a party wall between land and Lot 4 aforesaid adjoining.
7. Site Lease made by Anthony King to Nextel West Corp., a Delaware corporation dated November 17, 2000, a Memorandum of Agreement of which was recorded January 30, 2001 as Document No. 0010080100, demising the land for a term of 5 years beginning on the date Lessee begins construction of the Lessee facilities or December 1, 2001, whichever first occurs and ending on the fifth anniversary of the commencement date, and all rights thereunder of, and all acts done or suffered thereunder by, said Lessee or by any party claiming by, through or under said Lessee.

Property of Cook County Clerk's Office 10600070