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2001-09-07 10:56:15
Cook County Recorder 31.00



0010832469

After recording return to:

Harold S. Dembo, Esq.
Katz, Randall, Weinberg & Richmond
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606

SPECIAL WARRANTY DEED

(Illinois)

(Recorder's Stamp)

THIS SPECIAL WARRANTY DEED is made as of the 31st day of August, 2001 by WEST BRADLEY OWNER, L.L.C., a Delaware limited liability company (the "Grantor") having an address of c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, 26th Floor, New York, New York 10167 to Albany Bank & Trust Company, N.A., not personally, but as Trustee under Trust Agreement dated June 18, 2001 and known as Trust No. 11-5764 (the "Grantee") having an address of 3400 West Lawrence Avenue, Chicago, Illinois 60625.

Grantor, for an in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby Grants, Bargain, Sells, Aliens, Remises, Releases, Conveys and Confirms unto Grantee and its successors, heirs and assigns, all right, title and interest of Grantor in the following described property (collectively, the "Property"):

1. The real property described on Exhibit A attached hereto and made a part hereof (the "Land");
2. All and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any matter appertaining to such Land, including, any and all mineral rights, development rights, water rights and the like; and
3. All right, title and interest of Grantor in and to all strips, gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such Land.

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever.

AND Grantor hereby covenants with Grantee and its successors, heirs and assigns, that Grantor hereby specially warrants the title to said Property and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the exceptions listed on Exhibit B attached hereto.

BOX 333-CTI

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IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the date and year first above written.

GRANTOR:

WEST BRADLEY OWNER, L.L.C., a
Delaware limited liability company

By: West Bradley, L.L.C., a Delaware
limited liability company, as Class A
Member

By: AG Asset Manager, Inc., a
Delaware corporation, its
manager

By: *Andrew Jacobs*
Name: ANDREW JACOBS
Title: VICE PRESIDENT

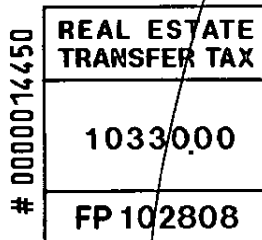
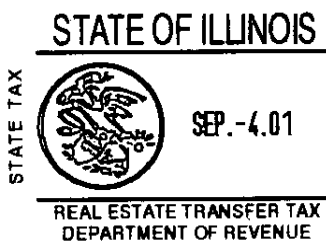
THIS INSTRUMENT WAS PREPARED
BY:

Mary B. Koberstein, Esq.
Centrum Properties, Inc.
225 West Hubbard, 4th Floor
Chicago, Illinois 60610

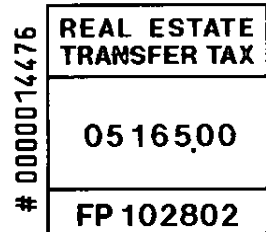
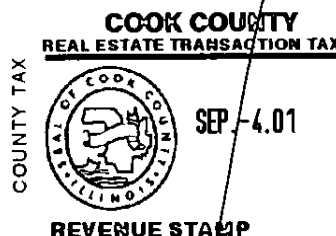
EXEMPT UNDER PROVISIONS OF PARAGRAPH L
SEC. 200. 1-2 (B-6) OR PARAGRAPH SEC. 200.
1-4 (B) OF THE CHICAGO TRANSACTION TAX
ORDINANCE.

SEND SUBSEQUENT TAX BILLS TO:

2500 Bradley Place LLC
c/o Alstyle Apparel & Active wear
Manufacturing Company
3001 W. Cornelia Avenue
Chicago, Illinois 60618



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STATE OF New York)
) : ss.
COUNTY OF New York)

I, Chad Widensky, a notary public in and for said County, in the State
aforesaid, DO HEREBY CERTIFY that Andrew Jacobs personally known to me to
be the Vice President, of AG Asset Manager, Inc., a Delaware corporation, and
personally known to me to the same person whose name is subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that as such
Vice President, he/she signed and delivered the said instrument, pursuant to authority, given
by the Board of Directors of said corporation as his/her free and voluntary act, and as the free and
voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 24th day of August, 2001



Notary Public

My Commission Expires: _____

CHAD MICHAEL WIDENSKY
Notary Public, State of New York
No. 01WI6034901
Qualified in New York County
Commission Expires Dec. 20, 2001

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CLERK OF COURT
JUDICIAL BRANCH
COURT HOUSE
JANUARY 1, 2011
CHIEF CLERK
JANUARY 1, 2011

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EXHIBIT A

Legal Description

ALL THAT PART OF BLOCKS 8, 9, 12, 13 AND THE WEST 1/2 OF BLOCK 11 TAKEN AS ONE TRACT, IN KINZIE'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST GRACE STREET WITH THE EAST LINE OF THE WEST 1/2 OF THE SAID BLOCK 11 (SAID POINT OF BEGINNING BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 11); THENCE SOUTH 00 DEGREES 49 MINUTES 47 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID BLOCK 11 A DISTANCE OF 630.10 FEET TO THE SOUTH LINE OF SAID BLOCK 11; THENCE SOUTH 89 DEGREES 58 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 11, A DISTANCE OF 304.80 FEET TO THE EAST LINE OF NORTH CAMPBELL AVENUE (AS RECORDED UNDER DOCUMENT 16863269 ON MARCH 29, 1957 IN PLAT BOOK 488, PAGE 50, COOK COUNTY, ILLINOIS); THENCE NORTH 00 DEGREES 49 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF THE AFORESAID NORTH CAMPBELL AVENUE A DISTANCE OF 365.14 FEET TO THE NORTH LINE OF WEST BRADLEY PLACE (AS RECORDED UNDER SAID DOCUMENT 16863269); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID WEST BRADLEY PLACE A DISTANCE OF 971.61 FEET TO A LINE PARALLEL WITH AND 199.72 FEET EAST FROM, AS MEASURED ALONG SAID NORTH LINE OF WEST BRADLEY PLACE, THE PROLONGATION OF THE SAID WEST LINE OF NORTH TALMAN AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 594.48 FEET TO A LINE 365.00 FEET SOUTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID BLOCKS 8 AND 9; THENCE NORTH 89 DEGREES 55 MINUTES 36 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 938.04 FEET TO THE EAST LINE OF SAID BLOCK 9; THENCE SOUTH 00 DEGREES 49 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF BLOCK 9, A DISTANCE OF 330.93 FEET TO A LINE 33.00 FEET SOUTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 11; THENCE NORTH 89 DEGREES 57 MINUTES 04 SECONDS EAST ALONG SAID PARALLEL LINE AND THE SOUTH LINE OF WEST GRACE STREET, A DISTANCE OF 329.77 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL OF THAT PART OF THE WEST HALF OF BLOCK 11 LYING EAST OF A LINE 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 11 AND SOUTH OF A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 11, IN KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

P.I.N. 13-24-207-019-0000 (part of)

Common Address: 2500 West Bradley Place, Chicago, Illinois

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EXHIBIT B

Permitted Exceptions

1. RIGHTS OF THE FOLLOWING TENANTS, AS TENANTS ONLY, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES: BODINE ELECTRIC CO. DATED JUNE 25, 1999, AS DISCLOSED BY THE ASSIGNMENT OF LEASES AND RENTS RECORDED AS DOCUMENT NO. 99757452.
2. GRANT OF EASEMENT RECORDED JUNE 27, 1956 AS DOCUMENT 16622856 TO THE CITY OF CHICAGO FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING A WATER MAIN FOR THE FURNISHING OF WATER BY SAID GRANTEE TO SAID GRANTORS AND TO MEMBERS OF THE PUBLIC WITH FULL RIGHT AND AUTHORITY TO ENTER UPON SAID LAND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING SUCH WATER MAIN AND MAKING SUCH INSTALLATION APPURTENANT THERETO AS SHALL BE NECESSARY THROUGH, UNDER AND UPON A STRIP OF LAND 20 FEET IN WIDTH, AS MORE FULLY SET FORTH THEREIN.
3. ENCROACHMENT OF THE FENCE AND POST LOCATED MAINLY ON THE LAND ONTO THE MUNICIPAL PROPERTY SOUTH AND ADJOINING BY AMOUNTS VARYING FROM APPROXIMATELY 3.51 FEET TO 4.14 FEET ALONG W. BRADLEY PLACE AND BY APPROXIMATELY 0.09 FEET ALONG W. WAVELAND AVENUE, AS SHOWN ON PLAT OF SURVEY NUMBER 9904004 PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED MAY 3, 1999 LAST REVISED JULY 28, 1999.
4. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE WARRANTY DEED RECORDED MAY 29, 1958 AS DOCUMENT NO. 17221341 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE, RELATING TO THE FOLLOWING: GRANTOR, ITS SUCCESSORS AND ASSIGNS COVENANT AND AGREE THAT NO PART OF THE SUBJECT PREMISES SHALL BE USED FOR A PERIOD OF FIFTY YEARS FROM THE DATE OF SAID INSTRUMENT (MAY 26, 1958) FOR THE FOLLOWING PURPOSES; MANUFACTURING OR STORAGE OF CHEMICALS, INCLUDING, WITHOUT LIMITATION THE GENERALITY THEREOF, PAINTS, VARNISHES AND INKS; COFFEE ROASTING OR WET MILLING; PROCESSING OF ESSENTIAL OILS OR FLAVORS; TANNING; ELECTROPLATING, DYE WORKS; PROCESSING OF EDIBLE OILS; PROCESSING OF PETROLEUM PRODUCTS; MANUFACTURE OR STORAGE OF FERTILIZERS; SMELTING; FOUNDRY; PROCESSING OF NONFERROUS METALS, MANUFACTURE OR STORAGE OF EXPLOSIVES; MANUFACTURE OR STORAGE OF ORDNANCE; OR FOR ANY OTHER MANUFACTURING OR OTHER PROCESS CAUSING NOXIOUS FUMES AND ODORS.
5. ENCROACHMENT OF THE CONCRETE WALL LOCATED MAINLY ON THE LAND ONTO THE MUNICIPAL PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.05 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 9904004 PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED MAY 3, 1999, LAST REVISED JULY 28, 1999.

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6. ENCROACHMENT OF THE FENCE AND POST LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.08 FEET AND ONTO THE PROPERTY NORTH AND ADJOINING BY AMOUNTS VARYING FROM 0.21 FEET TO 0.68 FEET AS SHOWN ON PLAT OF SURVEY NUMBER 9904004 PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED MAY 3, 1999 LAST REVISED JULY 28, 1999.
7. TERMS, PROVISIONS AND CONDITIONS OF THE NO FURTHER REMEDIATION LETTER RECORDED NOVEMBER 21, 2000 AS DOCUMENT 00918902.
8. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
9. EASEMENT IN FAVOR OF PEOPLES GAS LIGHT & COKE COMPANY, THE COMMONWEALTH EDISON COMPANY, AMERITECH ILLINOIS, PRIME CABLE, AT&T CABLE AND 21ST CENTURY CABLE, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 0010000293433, AFFECTING THAT PORTION OF THE LAND AS DESCRIBED THEREIN AT EXHIBITS A, B AND C.
10. EASEMENT IN FAVOR OF THE CITY OF CHICAGO AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 0010832468, AFFECTING THAT PORTION OF THE LAND AS DESCRIBED THEREIN AT EXHIBIT A.
11. REAL ESTATE TAXES NOT YET DUE AND PAYABLE

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