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7868-506 D1

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 30th day of November, 2001 by and between WEWS, L.P., a Delaware limited partnership, f/k/a Wm. E. Wright Limited Partnership, a Delaware limited partnership, party of the first part, and OUROBOROS, LLC, an Illinois limited liability company, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

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MAS

See Exhibit "A" attached hereto and made a part hereof.

Together with all of the party of the first part's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property"): TO HAVE AND TO HOLD the Property, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does warrant, covenant, promise and agree, to and with the party of the second part, its heirs and assigns, 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 provided on Exhibit B, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to the matters described on Exhibit B, and not otherwise.

Permanent Real Estate Index Number(s): 14-18-403-001-0000; 14-18-403-021-0000

Address(es) of real estate: 4355 North Ravenswood and 1733 West Montrose Avenue, Chicago, Illinois

BOX 333-CTI

City of Chicago
Dept. of Revenue
266980



Real Estate
Transfer Stamp
\$12,750.00

12/06/2001 10:46 Batch 11891 19

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EXHIBIT A

(TO DEED)

LEGAL DESCRIPTION

Parcel 1: Lots 22, 23, and 24 in Block 24 in Ravenswood, being a Subdivision in Sections 17 and 18, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lot 1 and the North 7 1/2 feet of Lot 2 in Block 24 in Ravenswood, being a Subdivision in Sections 17 and 18, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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EXHIBIT B

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(TO DEED)

PERMITTED EXCEPTIONS

1. General real estate taxes and assessments not yet due and payable.
2. The provisions of all laws, ordinances, and regulations affecting the Property, including without limitation, all zoning and land use laws and ordinances.
3. The matters described by that certain ALTA/ACSM Land Title Survey prepared by Gremley & Biedermann, Inc., dated July 11, 2000, revised August 19, 2000, and re-certified July 22, 2001 (Order No. 1001201).
4. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
5. Encroachment of the building located mainly on the land, over and onto the public alley east and adjoining by as much as .10 of a foot, over and onto the public way north and adjoining by as much as .92 of a foot and over and onto the public way north and adjoining by as much as .46 of a foot as disclosed by survey dated May 31, 1989, certified June 5, 1989, by Gremley & Biedermann, Inc., Number 891472 and as disclosed by survey dated July 11, 2000 by Gremley & Biedermann, Inc., Number 1001201.
6. Encroachment of a concrete walk from property south and adjoining, over and onto Parcel 2 by as much as 1.37 feet, as disclosed by survey dated May 31, 1989, certified June 5, 1989, Number 891472 and as disclosed by survey dated July 11, 2000 by Gremley & Biedermann, Inc., Number 1001201.
7. Terms, provisions, conditions and limitations of the Ravenswood Model Industrial Corridor External Building Improvement Program Grant Agreement dated May 24, 1996 and recorded April 22, 1997 as Document 97279010.
8. Lease made by Wm. E. Wright Limited Partnership to Wright Acquisition Company dated November 17, 2000 and recorded November 30, 2000 as Document No. 00936820, demising the land for a term of years beginning November 17, 2000 and ending November 17, 2001, 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.
9. Pauline E. Leps, a widow, and Ants A. Leps having no apparent interest in the land, conveyed the land to John S. Iverson and Joan I. Iverson, his wife by deed dated July 25, 1975 and recorded August 14, 1975 as Document 23187377. By mesne conveyance thereafter, the interest, if any, of the above grantor in the land was ultimately acquired by Elizabeth M. Johnstone and Richard J. Grace and Elizabeth Grace, his wife.

Relative thereto the following is noted:

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- (A) The interest of Elizabeth M. Johnstone, Richard J. Grace and Elizabeth F. Grace, his wife, acquired by mesne conveyances originating in a deed recorded as Document 24565216 and of all persons claiming thereunder as to the north 7.5 feet of Lot 2 only.

- (B) The possible prescriptive easement rights of the south and adjoining owners to the north 7.5 feet of Lot 2 of the land as disclosed by survey number 1001201 dated July 11, 2000 and certified on August 3, 2001 by Gremley & Biedermann, Inc.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

WEWS I, Co., a Delaware corporation, the managing general partner of WEWS, L. P., a Delaware limited partnership, being duly sworn states that the attached deed is not in violation of Section 1 of the Illinois Plat Act, 765 ILCS 205/0.01, et seq. for one of the following reasons.

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

OR

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;

2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;

3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;

4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;

5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

7. Conveyances made to correct descriptions in prior conveyances;

8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access; or

- 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, and determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

WEWS, L.P., a Delaware limited partnership

By: WEWS I, Co., Its Managing General Partner

By: *Rocco Martino*
 Name: Rocco Martino
 Its: Secretary

SUBSCRIBED and SWORN to before me this 30th day of November, 2001.

Brenda Tegert
 NOTARY PUBLIC



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