

UNOFFICIAL COPY

0011222350

7798/0054 81 001 Page 1 of 5
2001-12-24 08:50:51
Cook County Recorder 29.00



797804701

①

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 7 day of December, 2001 by and between OUROBOROS, LLC, an Illinois limited liability company, SC-I VENTURE, INC., an Illinois corporation, 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:

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.

5/19

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]

City of Chicago
Dept. of Revenue
267572
12/14/2001 15:38 Batch 03523 53

Real Estate
Transfer Stamp
\$12,750.00

BOX 333-CTI

UNOFFICIAL COPY

Property of Cook County Clerk's Office

100-123-456

UNOFFICIAL COPY

This instrument was prepared by: Richard M. Cohen
Leff, Cohen & Winkler, Ltd.
233 South Wacker Drive
Chicago, Illinois 60606

11222350

Mail to: Jay Little
Hamblet, Oremus & Little
One East Wacker Drive
Suite 2222
Chicago, Illinois 60601

Send Subsequent tax bills to:
SC-I Venture (RAV)
5868 N. Broadway
Chicago, IL 60660

IN WITNESS WHEREOF, said party of the first part has executed this Special Warranty Deed as of the date first above written.


OUROBOROS, LLC, an Illinois limited liability company

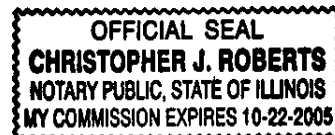
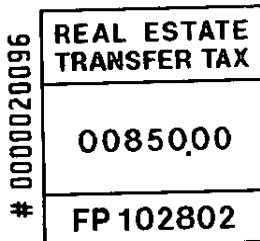
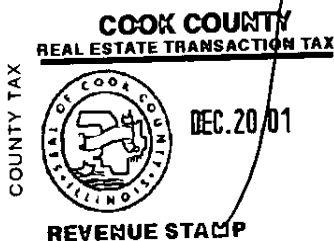
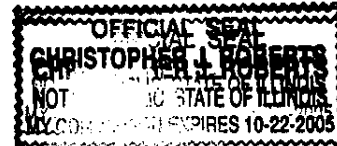
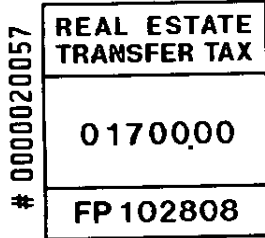
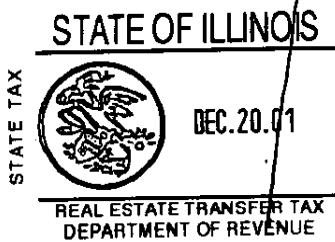
By: 
Name: Stuart E. Grannen
Its: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Manager of OUROBOROS, LLC, 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 as his own free and voluntary act and as the free and voluntary act of said Partnership for the uses and purposes therein set forth.

Given under my hand and Notary Seal, this 6 day of December, 2001


Notary Public



UNOFFICIAL COPY

0000000000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

11222350

(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.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

11222350

(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 building located mainly on the land, over and onto property south and adjoining by .31 of a foot, as disclosed by survey by Gremley & Biedermann, Inc., 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. 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.
8. 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.
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:

UNOFFICIAL COPY

11222350

- (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.
10. Ouroboros, LLC, an Illinois limited liability company, purchased the property from WEWS, L.P., a Delaware limited partnership, in a transaction that closed on December 3, 2001.

Property of Cook County Clerk's Office