

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR
DEARBORN AND ELM, L.L.C., a
limited liability company created
and existing under and by virtue of
the laws of the State of Illinois and
duly authorized to transact business
in the State of Illinois, for and in
consideration of the sum of Ten
and 00/100 Dollars (\$10.00), and
other valuable consideration in
hand paid, GRANTS,
WARRANTS and CONVEYS to

00120515

1493/0139 05 001 Page 1 of 4
2000-02-17 12:09:06
Cook County Recorder 27.00



7843573 A C 1043

JDL DEVELOPMENT IX, L.L.C., an Illinois limited liability company
3101 North Greenview, Chicago, Illinois 60657

4
D

the following described real estate (the "Property") located in the County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its sole member
this 7th day of January, 2000.

DEARBORN AND ELM, L.L.C.
By: Bruce C. Abrams, Inc. d/b/a
LR Development Company, its sole member

By: [Signature]
Its: Senior Vice President

City of Chicago
Dept. of Revenue
2-8754
01/17/2000 10:19 Batch 06503 4



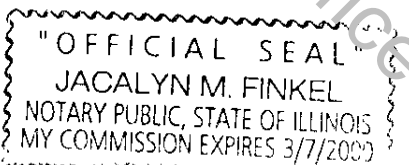
Real Estate
Transfer Stamp
\$38,250.00

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in the County and State aforesaid,
DO HEREBY CERTIFY, THAT David I. Dresdner, acting in his capacity as Senior Vice President of Bruce C.
Abrams, Inc., an Illinois corporation, d/b/a LR Development Company, as the sole member of Dearborn and Elm,
L.L.C., an Illinois limited liability company, 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, on behalf of
said corporation, on behalf of said limited liability company, on behalf of said limited liability company for the uses and
purposes therein set forth.

Given under my hand and official seal, this 7th day of January, 2000.

[Signature]
NOTARY PUBLIC

Commission expires March 7, 2000



This instrument was prepared by Stephen F. Galler, Esq., 350 W. Hubbard, Suite 301, Chicago, Illinois 60610

MAIL TO:
Warren C. Laski, Esq.
(Name)

1438 West Altgeld
(Address)
Chicago, Illinois 60657
(City, State & Zip)


SEND SUBSEQUENT TAX BILLS TO:

JDL Development IX, L.L.C.
(Name)
3101 North Greenview, Chicago, IL 60614
(Address) (City, State & Zip)

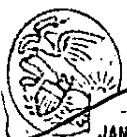
BOX 333-CTI

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00120515

COOK
CO. NO. 016
1 2 0 6 5 1

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.B. 10776 JAN 12'00


DEPT. OF REVENUE 637.50

COOK
CO. NO. 016
1 2 0 6 4 9

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.B. 10776 JAN 12'00


DEPT. OF REVENUE 637.50

COOK
CO. NO. 016
1 2 0 6 5 2

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.B. 10776 JAN 12'00


DEPT. OF REVENUE 637.50

COOK
CO. NO. 016
1 2 0 6 4 8

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.B. 10776 JAN 12'00


DEPT. OF REVENUE 637.50

COOK
CO. NO. 016
1 2 0 6 5 3

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.B. 10776 JAN 12'00


DEPT. OF REVENUE 637.50

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EXHIBIT "A"

LEGAL DESCRIPTION

THE SOUTH ½ OF LOT 7 AND ALL OF LOTS 8, 9 AND 10 IN BLOCK 24 IN BUSHNELL'S ADDISON TO CHICAGO, IN SECTION 4, TOWNSHIP 19 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the following permitted exceptions:

1. General real estate taxes which are not yet due and payable.
2. Matters done or suffered to be done by or through Grantee.
3. Unrecorded leases in favor of the following commercial tenants, and all rights thereunder of the tenants and of any person or party claiming by, through or under the tenants:
 - Panzerotti's, Inc. d/b/a Ranalli's of Rush;
 - Panzerotti's, Inc. d/b/a Ranalli's Late Nite (Lipstick Lounge);
 - Kenneth J. Small d/b/a Gold Coast Video;
 - Anne Lugo d/b/a Astrology by Lauren;
 - Todd Hyatt d/b/a Tijuana Todd's Adventure Bar;
 - Elios Corporation d/b/a Mediterranean Tan Chicago;
 - Carmen Camm d/b/a Carmen's Hair Salon;
 - Kyung Sun Hyun d/b/a Imperial Cleaners;
 - Altin Duka d/b/a Four Seasons Cleaners; and
 - Leo's Gold Coast Realty.
4. Agreement recorded May 7, 1880 as Document 270715 relating to party wall on a dividing line between the north 3 feet of lot 10 and the south 37 feet of lot 10 and specifically referred to in warranty deed recorded May 31, 1932 as Document 11092046 and deed recorded January 6, 1933 as Document 11184285.
5. Grant from LaSalle National Bank, as Trustee under Trust No. 13184, to Chicago Federal Savings and Loan Association recorded February 20, 1951 as Document 15014497 for an easement for ingress and egress over the north 4 feet of the east 61 feet 1 foot [inch?] of the land (approximate) and the covenants, agreements and conditions therein contained.

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6. Declaration recorded February 2, 1951 as Document 15014496 that the 12 inch wall located on the land, the center line of which is approximate 30 feet 9 inches east of the east line of the west 38 feet and ½ inch of the land (or approximate 30 feet 9 inches east of the center line of party wall of adjoining building) should be a party wall.
7. Agreement recorded May 7, 1880 as Document 270715 for party wall between the land and the south 22 feet of lot 9.
8. Agreement recorded May 21, 1883 as Document 469746 for party wall between the land and the south ½ of lot 8.
9. Party wall on 6 inches of the north line as disclosed by warranty deed from George Bullock and wife to Nelson Mason dated July 6, 1874 and recorded July 14, 1874 as Document 179667.
10. Various encroachments as disclosed by survey made by Exzakt Survey Co., Inc. dated November 11, 1999 as Order No. 99-13861.

Commonly known as: 1153-61 North Dearborn and 22-28 West Elm, Chicago, Illinois 60611

P.I.N.s: 17-04-407-003
17-04-407-004
17-04-407-005
17-04-407-006
17-04-407-007
17-04-407-008

