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GEORGE E. COLE®  
LEGAL FORMS

No. 804 REC  
February 1996

8/4/006 11 001 Page 1 of 5  
2000-02-24 12:30:22  
Cook County Recorder 29.50



00134774

**WARRANTY DEED**  
**Statutory (Illinois)**  
**(Corporation to Individual)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR, 95TH & JEFFERY SHOPPING CENTER, INC.,

5  
BMR

a corporation 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 NO/100ths (\$10.00) ----- DOLLARS, and other good and valuable considerations -----

----- in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to 444 JEFFERY INVESTMENTS, LLC, an Illinois Limited Liability Company, as to 68.75% and BSQ 95th & JEFFERY, L.L.C., an Illinois Limited Liability Company, as to 31.25%, as tenants in common,

(Name and Address of Grantee)

the following described Real Estate situated in the County of COOK in State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

Permanent Real Estate Index Number(s): 25-12-201-077, 078, 079, 080 & 25-12-200-040, 043 & 044  
9511-39 South Jeffery Blvd. and 2001-2101 East 95th Street,  
Address(es) of Real Estate: Chicago, Illinois 60617

SUBJECT TO: covenants, conditions and restrictions of record,

Document No.(s) \_\_\_\_\_; \_\_\_\_\_; and to General Taxes for 1999-2000 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, this 28th day of January, 2000.

95TH & JEFFERY SHOPPING CENTER, INC.

(Name of Corporation)

By Chung S Nam  
CHUNG SUP NAM

President

Attest: Nary Nam  
NARY NAM

Secretary



CIELEK SAS - A DIVISION OF INTERCOUNTY 51579140C 1081

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## WARRANTY DEED Corporation to Individual

95th & JEFFERY SHOPPING CENTER, INC.

TO

444 JEFFERY INVESTMENT, LLC &  
BSG 95th & JEFFERY, L.L.C.

00134774

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that CHUNG SUP NAM personally known to me to be the \_\_\_\_\_ President of the 95TH & JEFFERY SHOPPING CENTER, INC., an Illinois corporation, and NARY NAM personally known to me to be the \_\_\_\_\_ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of \_\_\_\_\_ Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of January, 2000. 18  
Commission expires June 30, 2000. xxx

This instrument was prepared by JOHN W. SEREDA, JR. Attorney at Law - 11732 South Western Avenue  
(Name and Address) Chicago, Illinois 60643

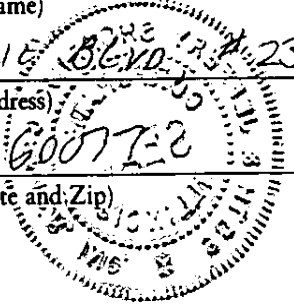
LOREN R. STONE, ESQ  
(Name)  
MAIL TO: 8707 N. SKOKIE BLVD. #230  
(Address)  
SKOKIE, IL 60077  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
BSG 95th & JEFFERY, LLC  
(Name)  
8707 N. SKOKIE BLVD. #230  
(Address)  
SKOKIE, IL 60077  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_



*Handwritten signature of John W. Sereda, Jr.*  
JOHN W. SEREDA, JR. NOTARY PUBLIC



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PARCEL 1: THAT PART OF BLOCK 12 IN VAN DYSSINGEN HEIGHTS SUBDIVISION, A SUBDIVISION OF PARTS OF THE EAST 2/3 OF THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE NORTH EAST 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1926 AS DOCUMENT 92866759 BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 23 FEET NORTH OF THE SOUTH LINE AND

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**CITY TAX**

**CITY OF CHICAGO**



FEB. 23.00


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000005413

REAL ESTATE TRANSFER TAX	2 175 000
FP326709	

**STATE TAX**

**STATE OF ILLINOIS**



FEB. -8.00


COOK COUNTY

# 0000011767

REAL ESTATE TRANSFER TAX	0 2900 000
FP326700	

**COUNTY TAX**

**COOK COUNTY**



FEB. -8.00

REVENUE STAMP

# 0000011751

REAL ESTATE TRANSFER TAX	0 145 000
FP326679	

~~A.I.T.A. COMMITMENT~~  
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**SCHEDULE A**

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136 FEET 5 1/2 INCHES EAST OF THE WEST LINE OF LOT 14 IN SAID BLOCK 12 PROCEEDING 125 FEET EAST THEREFROM; THENCE NORTH 173 FEET; THENCE WEST 125 FEET; THENCE SOUTH 173 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF BLOCK 12 IN VAN VLISSINGEN HEIGHTS SUBDIVISION AFORESAID BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 59 FEET NORTH OF THE SOUTH LINE AND 71 FEET EAST OF THE WEST LINE OF LOT 14 IN SAID BLOCK 12 PROCEEDING 65 FEET, 5 1/2 INCHES EAST THEREFROM; THENCE NORTH 105 FEET, 6 INCHES; THENCE WEST 65 FEET 5 1/2 INCHES; THENCE SOUTH 105 FEET, 6 INCHES; THENCE WEST 65 FEET 5 1/2 INCHES; THENCE SOUTH 105 FEET 6 INCHES TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 1 AND 2 AND THE WEST 7 FEET OF LOT 3 IN BLOCK 1 AND THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 AND 2 AND THE WEST 7 FEET OF LOT 3 IN SAID BLOCK 1 AND THE EAST 1/2 OF VACATED CHAPPEL AVENUE LYING WEST OF LOT 1 IN BLOCK 1 AND LYING WEST OF AND ADJOINING THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING LOT 1 IN BLOCK 1 ALL IN VAN VLISSINGEN HEIGHTS SUBDIVISION AFORESAID.

ALSO,

LOTS 1 TO 10, BOTH INCLUSIVE, AND THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 TO 10, BOTH INCLUSIVE, IN BLOCK 12 AND THE WEST 1/2 OF THAT PART VACATED CHAPPEL AVENUE LYING EAST OF AND ADJOINING SAID LOT 10 IN BLOCK 12 AND LYING EAST OF AND ADJOINING THE NORTH 1/2 OF SAID VACATED EAST AND WEST ALLEY, ALSO LOTS 11 TO 14, BOTH INCLUSIVE, AND LOTS 35 TO 38, BOTH INCLUSIVE, AND ALL THAT PART OF THE VACATED NORTH AND SOUTH ALLEY LYING BETWEEN AND ADJOINING SAID LOTS 11 TO 14, BOTH INCLUSIVE AND THE SOUTH 1/2 OF THE VACATED EAST AND WEST ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 11 AND 38 AND LYING NORTH AND ADJOINING SAID VACATED NORTH AND SOUTH ALLEY IN BLOCK 12, ALSO THAT PART OF THE WEST 6 FEET OF VACATED CHAPPEL AVENUE LYING EAST OF AND ADJOINING SAID LOTS 35 TO 38 BOTH INCLUSIVE (EXCEPT THE SOUTH 1/2 OF SAID VACATED STREET LYING EAST OF AND ADJOINING SAID SOUTH 1/2 OF SAID VACATED EAST AND WEST ALLEY IN BLOCK 12 ALL IN VAN VLISSINGEN HEIGHTS SUBDIVISION AFORESAID EXCEPTING THEREFROM PARCELS 1 AND 2 ABOVE DESCRIBED, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOT 3 (EXCEPT THE WEST 7 FEET THEREOF), LOT 4 AND THE WEST 7 FEET OF LOT 5 IN BLOCK 1 AND THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS (EXCEPT THE WEST 7 FEET THEREOF) LOT 4 AND THE WEST 7 FEET OF LOT 5 IN SAID BLOCK 1 ALL IN VAN VLISSINGEN HEIGHTS SUBDIVISION, A SUBDIVISION OF PARTS OF THE EAST 2/3 OF THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE NORTH EAST 1/4

**THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED**

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NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1926 AS DOCUMENT NUMBER 9285759, IN COOK COUNTY, ILLINOIS.

PARCEL 5: LOT 5 (EXCEPT THE WEST 7 FEET THEREOF) AND LOTS 6 TO 12, BOTH INCLUSIVE, IN BLOCK 1 IN VAN VLISSINGEN HEIGHTS, A SUBDIVISION OF PART OF THE EAST 2/3 OF THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE NORTH EAST 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6: THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY LYING SOUTH AND ADJOINING LOT 5 (EXCEPT THE WEST 7 FEET THEREOF) AND LOTS 6 TO 12, BOTH INCLUSIVE, IN BLOCK 1 IN VAN VLISSINGEN HEIGHTS SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 7: LOTS 1 TO 11, BOTH INCLUSIVE, IN BLOCK 12 IN HUGH MAGINNIS 95TH STREET SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF FRACTIONAL SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

PARCEL 8: LOTS 15 THROUGH 18 AND THE NORTH 19.69 FEET OF LOT 19 IN BLOCK 12; TOGETHER WITH ALL OF THE VACATED NORTH AND SOUTH ALLEY LYING EAST OF AND ADJOINING THE AFORESAID LOTS IN VAN VLISSINGEN HEIGHTS, A SUBDIVISION OF PARTS OF THE EAST 2/3 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTH EAST 1/4 NORTH OF INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 8 AS CREATED IN INSTRUMENT RECORDED AS DOCUMENT NUMBER 20450919.