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2002-04-17 10:07:06
Cook County Recorder 29.00



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794622, 672, Da 5078

SPECIAL WARRANTY DEED

THIS INSTRUMENT WITNESSETH, that **51st & MONITOR INVESTMENTS, LTD.**, an Illinois limited partnership ("Grantor"), bargains, sells and conveys to ~~51st & MONITOR INVESTMENTS, LTD.~~ **OGDEN PROPERTIES, LLC**, an Illinois limited liability company ("Grantee"), for the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, all of Grantor's right, title and interest in and to the real estate described on Exhibit A attached hereto and made a part hereof and subject to the permitted exceptions as set forth on Exhibit B attached hereto and made a part hereof (the "Real Estate");
***OGDEN PROPERTIES LLC**

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TO HAVE AND TO HOLD the Real Estate unto Grantee and his successors and assigns forever. Grantor covenants and warrants that the Real Estate is free of any encumbrance made or suffered by Grantor (except the permitted exceptions), and that Grantor and its successors shall warrant and defend the same unto Grantee and Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 26 day of March, 2002.

GRANTOR:

* See deed recorded as document 20439823 for transfer tax *

51st & MONITOR INVESTMENTS, LTD., an Illinois limited partnership

By: Elmer Kaplan
Name: Elmer Kaplan, General Partner

By: Richard J. Brislin
Name: Richard J. Brislin, General Partner

BOX 333-CT1

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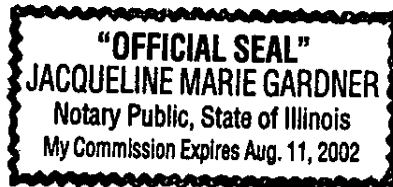
STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ELMER KAPLAN, personally known to me to be the general partner of **51st & MONITOR INVESTMENTS, LTD.**, an Illinois limited partnership, and 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 as such general partner, he signed and delivered said instrument as general partner of said limited partnership as his free and voluntary act, and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of APRIL, 2002.

Jacqueline Marie Gardner
Notary Public

My Commission Expires: 8/11/02



Montana
STATE OF ILLINOIS)
) SS.
COUNTY OF Missoula)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD J. BRISKIN, personally known to me to be the general partner of **51st & MONITOR INVESTMENTS, LTD.**, an Illinois limited partnership, and 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 as such general partner, he signed and delivered said instrument as general partner of said limited partnership as his free and voluntary act, and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of March, 2002.

Estelene E. Saffix
Notary Public

My Commission Expires: Aug 18, 2003

This Instrument Prepared By:

After Recording Return To:

20439827

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Thomas M. Edgeworth
McDermott, Will & Emery
227 West Monroe Street
Chicago, Illinois 60606

James J. Romberg
715 Stephen
Palatine, Illinois 60067
Attention: James J. Romberg

Grantee's Address and Send Subsequent Tax Bills To:

OGDEN PROPERTIES, LLC

4243 W. OGDEN AVE.

CHICAGO IL 60623

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

LOTS 34 TO 38, BOTH INCLUSIVE; LOTS 39 TO 47, BOTH INCLUSIVE; ALL IN CANFIELD'S SUBDIVISION OF LOTS 4 TO 15 INCLUSIVE, IN JOHN E. DEWITT'S THIRD ADDITION IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-27-207-025-0000; 16-27-207-009-0000; 16-27-207-010-0000; 16-27-207-011-0000; 16-27-207-012-0000; 16-27-207-13-0000; 16-27-207-14-0000; 16-27-207-15-0000; 16-27-207-16-0000

PARCEL 2

LOTS 47 THROUGH 54 BOTH INCLUSIVE, AND LOTS 58, 59 AND 60 IN A. G. WIESE'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD IN COOK COUNTY, ILLINOIS.

PIN: [16-27-207-019-0000; 16-27-207-023-0000; 16-27-207-024-0000; 16-27-207-026-0000]

PARCEL 3

LOTS 82 AND 83 IN A. G. WEISE'S SUBDIVISION OF LOT 4 IN COUNTY CLERK'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS.

PIN: [16-27-208-021-0000; 16-27-208-022-0000]

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EXHIBIT B

PERMITTED EXCEPTIONS

- 1 COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PRIVATE PUBLIC AND UTILITY EASEMENTS AND ROADS AND HIGHWAYS, IF ANY; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; INSTALLMENTS NOT DUE AT THE DATE HEREOF OF ANY SPECIAL TAX OR ASSESSMENT FOR IMPROVEMENTS HERETOFORE COMPLETED; MORTGAGE OR TRUST DEED; GENERAL TAXES FOR THE YEAR 2001 AND SUBSEQUENT YEARS INCLUDING TAXES WHICH MAY ACCRUE BY REASON OF NEW ADDITIONAL IMPROVEMENTS DURING THE YEAR(S) 2001 AND SUBSEQUENT YEARS;
- 2 RESERVATION OF ALL THE COAL, OIL AND GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF THE LAND, AS RESERVED IN THE DEED FROM THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY RECORDED JUNE 11, 1969 AS DOCUMENT 20868849.

(AFFECTS LOTS 46 AND 47 IN PARCEL 1)
- 3 UNRECORDED UTILITY EASEMENTS AS SHOWN ON MAPS 476-C CONDITION AND CABLE AND 476-C OVERHEAD AS DISCLOSED BY LETTER FROM THE COMMONWEALTH EDISON COMPANY DATED JUNE 11, 1987.

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