


UNOFFICIAL COPY

990029849/480365 SPECIAL WARRANTY DEED

THIS INDENTURE, made this 23rd day of May, 2002, between MER Kedzie, an Illinois limited liability company, Grantor, and IRVKED, LLC, an Illinois limited liability company, Grantee, whose address is 2549 West Sunnyside Avenue, Unit 3, Chicago, Illinois 60625

0020613671
 4137/0224 55 001 Page 1 of 3
 2002-05-31 13:06:07
 Cook County Recorder 25.50



FOR RECORDER'S USE ONLY

WITNESSETH, that the Grantor, for and in consideration of the sum of FIVE MILLION TWO HUNDRED FIFTY AND NO/100 Dollars (\$5,250,000.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, GRANT AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, AND 13 IN BLOCK 11N WILLIAM E. HATTERMAN'S IRVING PARK BOULEVARD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

J. J.

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever.

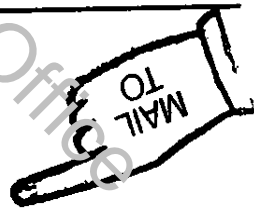
TICOR TITLE INSURANCE

PIN:

- 13-24-100-003-0000
- 13-24-100-004-0000
- 13-24-100-005-0000
- 13-24-100-006-0000
- 13-24-100-007-0000
- 13-24-100-008-0000
- 13-24-100-009-0000
- 13-24-100-035-0000
- 13-24-100-036-0000

Common Property Address:
3153 West Irving Park Road
Chicago, Illinois 60618

This Instrument Prepared By:
Robert K. Feldman, Esq.
401 Huehl Road, Suite 1A
Northbrook, IL 60062



After Recording Return To:
Mr. Mark Shkolnik
Piper, Marbury, Rudnick & Wolfe
203 North LaSalle Street, Suite 1500
Chicago, Illinois 60601

Send subsequent tax bills To:
Mr. Paul Goodman
IRVKED, LLC
2549 West Sunnyside Avenue, Unit 3
Chicago, Illinois 60625

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City of Chicago
Dept. of Revenue
278800



Real Estate
Transfer Stamp
\$39,375.00

05/28/2002 09:18 Batch 03716 12

STATE OF ILLINOIS

STATE TAX



MAY. 28. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004008

REAL ESTATE
TRANSFER TAX

05250.00

FP 102809

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY. 30. 02

REVENUE STAMP

0000003977

REAL ESTATE
TRANSFER TAX

02625.00

FP 326707

20613671

Cook County Clerk's Office

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And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and successors, 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 herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) taxes not yet due and payable; (b) agreement for the sale and redevelopment of land dated January 15, 1999, between Grantor and the City of Chicago recorded March 5, 1999, as document number 99216628; (c) Lease made by Grantor to Bond Drug Company of Illinois dated October 22, 1998, pursuant to memorandum recorded April 21, 2000, as document number 00281043; (d) subordination, non-disturbance and attornment agreement recorded June 29, 2000, as document number 00487175; (e) Option to purchase in favor of Bond Drug Company of Illinois pursuant to instrument recorded April 21, 2000, as Document Number 00281043; (f) Easement in favor of the Commonwealth Edison Company contained in grant recorded as document number 0218007; (g) acts of Grantee and those parties acting through or for Grantee; (h) building lines, zoning laws, statutes and ordinances; and (i) public utility easements.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, the day and year first above written.

MER Kedzie, LLC, an Illinois limited liability company

By: Monte Strusiner
Monte Strusiner, Manager

STATE OF ILLINOIS

COUNTY OF COOK

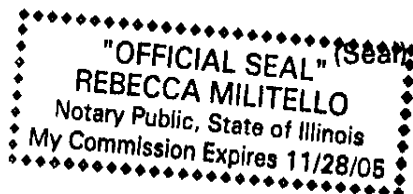
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) SS.
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I, Rebecca Milietto, a Notary Public in and for said County in the State aforesaid, do hereby certify that Monte Strusiner, Manager of MER Kedzie, LLC, an Illinois limited liability company ("Company"), personally known to me to be the same person whose names is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 23rd day of May, 2002.

Rebecca Milietto
Notary Public

My Commission expires:



20613671