

# UNOFFICIAL COPY

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After Recording Return To:

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833 North Orleans Street  
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Chicago, Illinois 60610

0020741702

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2002-07-05 14:39:24  
Cook County Recorder 25.00



SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that 3169 N. LINCOLN CORPORATION, an Illinois corporation, (hereinafter the "Grantor"), having its principal place of business at 2 North LaSalle Street, Suite 800, Chicago, Illinois 60602, to the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS AND CONVEYS** to 3169 LINCOLN LLC, an Illinois limited liability company (hereinafter the "Grantee"), having its principal place of business at 740 N. Rush Street, Chicago, Illinois 60611, all interest in the following described real estate situated in the County of Cook, State of Illinois described as follows (the "Property"):

LOT 2 IN BAY POINT CONDOMINIUM SUBDIVISION, BEING RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Nos.: 14-29-100-041-0000

Common Address: 3169 - 75 N. Lincoln, 1547-49 W. Belmont, Chicago, Illinois

**TOGETHER WITH** all the singular and hereditaments and appurtenances thereunto belonging, or in anywise 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, of the Grantor, either in law or equity, of, in and to the above described, with the hereditaments and appurtenances:

**TO HAVE AND TO HOLD** the Property, together with all and singular the privileges and appurtenances belonging thereto, unto the said Grantee, and their successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit "A" attached hereto and made a part hereof (the "Permitted Exceptions"); and that

BOX 333-CTI

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Grantor WILL WARRANT AND DEFEND the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, 3169 N. LINCOLN CORPORATION, has caused this Special Warranty Deed to be executed as of this 1<sup>st</sup> day of July, 2002.

3169 N. LINCOLN CORPORATION

By: Nancy Cohen  
Nancy C. Cohen, President

STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that Nancy C. Cohen, President of 3169 N. Lincoln Corporation, an Illinois corporation, 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 she signed and delivered the said instrument pursuant to proper authority given by the Board of Directors of said corporation, as her 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 notarial seal, this 1<sup>st</sup> day of July, 2002.

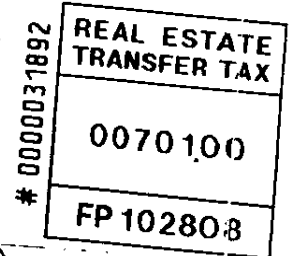
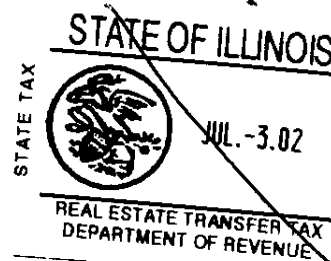
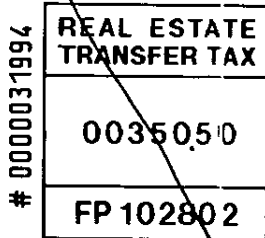
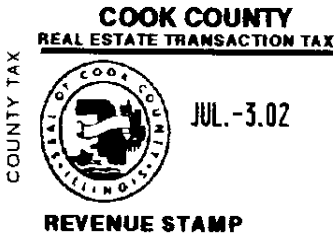


Kathleen J. Henders  
Notary Public

Mail subsequent tax bills to:

Jerome H. Meyer  
c/o 3169 Lincoln LLC  
740 N. Rush Street  
Chicago, Illinois 60611

City of Chicago . Real Estate  
Dept. of Revenue . Transfer Stamp  
281970 \$5,257.50  
07/02/2002 14:04 Batch 05332 43



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Exhibit A

Permitted Exceptions

1. Current general real estate taxes levied and assessed by not yet past due.
2. Building lines and building restrictions of record.
3. Zoning and building laws and ordinances.
4. Acts done or suffered to be done by the grantee, and of its affiliates or related entities, or any persons claiming by, through or under the grantee or such affiliates or related entities.
5. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
6. Existing unrecorded lease dated August 9, 1996 made by 3169 N. Lincoln Corporation (LANDLORD) and Archibald Candy Corporation d/b/a Fannie May Candies (TENANT), and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
7. Encroachment of overhead bays over and onto W. Belmont Avenue and over and onto N. Lincoln Avenue as disclosed by survey number 02447 (y) made by Certified Survey Co. dated April 17, 2002.
8. Encroachment of the canopies located mainly on the land onto the property north and adjoining and southwest and adjoining by an undisclosed amount, as shown on plat of survey number 02447 (y) made by Certified Survey Co. dated April 17, 2002.
9. Encroachment of the building located mainly on the land onto the property southwest and adjoining by approximately 0.09 feet, and south and adjoining by approximately 0.27 feet at the third floor. As shown on plat of survey number 02447 (y) made by Certified Survey Co. dated April 17, 2002.
10. Encroachment of the ornamental roof overhang located mainly on the land onto the property southwest and adjoining by an undisclosed amount, as shown on plat of survey number 02447 (y) made by Certified Survey Co. dated April 17, 2002.
11. Terms, provisions, conditions and easements contained in the Declaration of Covenants, Conditions, Restrictions and Easement dated April 30, 1997 and recorded May 6, 1997 as document number 97318782 relating to the residential and commercial property.
12. The plat of subdivision recorded May 6, 1997 as document number 97318781 includes a certification by the surveyor that the land is located within a special flood area as identified by the federal emergency management agency as zone "C" per the Federal Emergency Management Agency Flood Insurance Rate Map, community panel number 170074 0039 b, effective June 1, 1981.

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