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403/0076 49 001 Page 1 of 4
2002-07-01 12:50:27
Cook County Recorder 27.50

DOCUMENT PREPARED BY:

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**AFTER RECORDING
RETURN TO:**

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Chicago, Illinois 60601-1095



(Save for Recorder's Information)

01621276 Cook Co, Ill
J. Krol

SPECIAL WARRANTY DEED

WEST SIDE AFFORDABLE HOUSING LIMITED PARTNERSHIP, an Illinois limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by POLK STREET ASSOCIATES LLC, an Illinois limited liability company ("Grantee"), whose mailing address is c/o Real Estate Capital Holdings, LLC, 2500 West Iowa Street, Chicago, Illinois 60622, the receipt and sufficiency of which is hereby acknowledged, is GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to those certain parcels of land located in Chicago, Cook County, Illinois and legally described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in Exhibit B attached hereto and incorporated herein by this reference ("Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

4

IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the 26th day of June, 2002 to be effective as of the 26th day of June, 2002.

WEST SIDE AFFORDABLE HOUSING LIMITED PARTNERSHIP, an Illinois limited partnership

By: WEST SIDE AFFORDABLE HOUSING, INC. an Illinois not-for-profit corporation

By: [Signature]
Name: William T. King
Title: Treasurer

Property of Cook County Clerk's Office

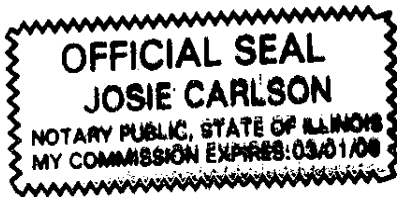
STATE OF ILLINOIS

COUNTY OF COOK

On June 26, 2002, before me, the undersigned, a notary public in and for said State, personally appeared William T. King, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies) and that, by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

[Signature], Notary Public

My Commission Expires: _____



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
281793 \$750.00
07/01/2002 11:54 Batch 05098 13

SEND SUBSEQUENT TAX BILLS TO:

Polk Street Associates LLC
c/o Real Estate Capital Holdings, LLC
~~2500 West Iowa Street~~ 3517 W. Arthington S
Chicago, Illinois 60622
60624

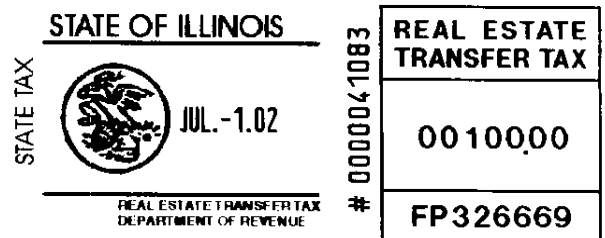
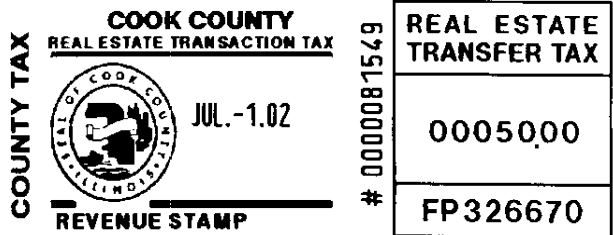


Exhibit A

Parcel 1:

Lots 6, 8, 10, 11, 12, 13, 15, 16 and 17 in Homan Square Phase Three, being a Resubdivision of Lots 1 through 48, inclusive, and the vacated 16 feet East/West alley in Block 9 in E.A. Cummings and Co.'s Central Park Avenue Addition, a subdivision of part of the Southeast ¼ of Section 14, Township 39 North, Range 13, East of the Third Principal Meridian, recorded July 12, 1996 as document number 96534799, in Cook County, Illinois.

Parcel 2:

Perpetual Non-Exclusive Easement to and for the benefit of Parcel 1 for ingress and egress in, over and across Lot 57 as created and set out in the plat of subdivision recorded July 12, 1996 as document number 96534799 and the Declaration of Covenants, Conditions, Restrictions and Easements for Homan Square Homeowner's Association recorded June 27, 1994 as document number 94558398 and amended as document numbers 94930840, 95190932, 95552590, 96476893, 96605103 and 96971447.

Street Addresses: 3515, -19, -23, -27, -29, -31, -37, -39, -41 West Polk Street, Chicago, Illinois

PINs: 16-14-412-008

16-14-412-010

16-14-412-012

16-14-412-013

16-14-412-014

16-14-412-015

16-14-412-017

16-14-412-018

16-14-412-019

Exhibit B

PERMITTED EXCEPTIONS

1. The second installment of the 2001 taxes and the 2002 taxes not yet due and payable.
2. Covenants and restrictions contained in a Warranty Deed from Henry E. Vance to Albert H. Loeb dated February 4, 1905 and recorded March 3, 1905 as document 3660644 relating to the use of the land in question and to the use, costs and location of the buildings to be erected on the premises.

Note: The 15 foot building line described in document 3660644 has been vacated by the plat of subdivision recorded as document number 96534799.

3. Easements for public utilities and drainage over, upon and under the land as shown on the plat of subdivision, Homan Square Phase Three recorded July 12, 1996 as document number 96534799

Note: Affects Parcel 1.

4. Declaration of Covenants, Conditions, Restrictions and Easements, Party Walls and Common Drive Ways for Homan Square Residents Association recorded June 27, 1994 as document number 94558398 and amended as document numbers 94930840, 95190932, 95552590, 96476893, 96601103 and 96971447.
5. Terms, provisions, and conditions relating to the easement described as Parcel 2 contained in the instrument creating such easement.
6. Rights of the adjoining owner and owners to the concurrent use of the easement described as Parcel 2.
7. If any document referenced herein contains a covenant, condition or restriction violative of 42 USC 3604(c), such covenant, condition or restriction to the extent of such violation is hereby deleted.