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2002-09-09 09:43:01
Cook County Recorder 40.50

LIMITED LIABILITY COMPANY TO LIMITED LIABILITY COMPANY



0020987090

THE GRANTOR, Limits, LLC, an Illinois limited liability company, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO:

Limits Commercial LLC, an Illinois limited liability company
710 West Oakdale, Chicago, IL,

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number:
(A part of 14-28-304-033)

Address of Real Estate:
2684 North Clark Street,
Chicago, Illinois 60647

This deed is an absolute conveyance, the GRANTOR having sold the above-described real property to the GRANTEE for a fair and adequate consideration, such consideration being full satisfaction of all obligations secured by the Mezzanine Mortgage trust heretofore executed by GRANTOR. GRANTOR declare that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed between GRANTOR and GRANTEE with respect to the above-described real property.

SUBJECT TO: General Taxes for 2001 and subsequent years; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; applicable zoning and building laws or ordinances (including, but not limited to the Residential-Business Planned Development Ordinance (the RPBDO) Number 737 and any restrictive covenants referencing said RPBDO) and covenants, conditions and restriction of record; public and utility easements;

New North North 0101243 395 FJ

Exempt under provisions of Paragraph M
Section 4, Real Estate Transfer Tax Act.

8-27-02
Date Buyer, Seller or Representative



(a)

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Dated this th day of August, 2002

LIMITS, LLC, an Illinois limited liability company

By: EDC Limits, LLC, a Delaware limited liability company, a member

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By: EDC Management Inc., an Illinois corporation, a member

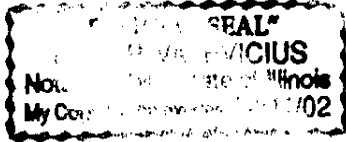
By: 
Ronald B. Shipka,

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, ~~President~~ of EDC Management, Inc. ~~Member~~ of EDC Limits, LLC who is a member of Limits, LLC the seller hereof, personally known to me to be the same person, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this th day of August, 2002.


Notary Public
My commission expires: _____



Notary Public of Cook County Clerk's Office

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By: HI Limits, LLC, an Illinois limited liability company, a member
 By: The Harlem Irving Companies, Inc. an Illinois corporation, a member
 By: Donald W. Bailey
 Donald W. Bailey Vice President

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State of Illinois)
 County of Lake) ss
~~Cook~~)

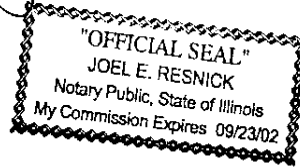
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Donald W. Bailey of The Harlem Irving Companies Vice President, is personally known to me to be the Members of Limits, LLC, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 16th day of August, 2002.

My commission expires: _____

[Signature]

 Notary Public



Property of Cook County Clerk's Office

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By: LR Limits, LLC, an Illinois limited liability company, a member
By: LR Development Company LLC, a Delaware limited liability company, its sole member
By: [Signature]
Name: DAVID DRESNER
Title: SR V.P.

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 DAVID DRESNER, of LR DEVELOPMENT COMPANY LLC, SENIOR V.P., is personally known to me to be the Members of Limits, LLC, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 5th day of August, 2002.

My commission expires: 8-27-2003

Andrea M. Hines
Notary Public

This Instrument was prepared by Brown, Urell & Pomerantz, Ltd., 1332 N. Halsted, Chicago, IL.

Mail to & Send subsequent tax bills to:
Michael Brown
1332 North Halsted
Chicago, IL 60022



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EXHIBIT A

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EXHIBIT C

COMMERCIAL PROPERTY

BASEMENT (RETAIL):

THAT PART OF OUTLOT 1 AND LOT 42, LYING BELOW A HORIZONTAL PLANE OF +21.25 CITY OF CHICAGO DATUM, IN LINCOLN PARK CLUB SUBDIVISION, RECORDED JULY 9, 2002 AS DOCUMENT 0020749722 AND RE-RECORDED JULY 19, 2002 AS DOCUMENT 0020790850, BEING A RESUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 42; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 280.26 FEET; THENCE SOUTH 67 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 39.50 FEET; THENCE NORTH 22 DEGREES 25 MINUTES 32 SECONDS WEST, A DISTANCE OF 33.0 FEET; THENCE SOUTH 67 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE 77.42 FEET; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 5.42 FEET; THENCE SOUTH 67 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 38.0 FEET TO A POINT IN THE WESTERLY LINE OF SAID OUTLOT 1; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 1, A DISTANCE 272.86 FEET TO A POINT IN THE NORTH LINE OF SAID OUTLOT 1 AND LOT 42; THENCE EAST ALONG THE NORTH LINE OF SAID OUTLOT 1 AND LOT 42, BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 1390.0 FEET, AN ARC DISTANCE OF 156.10 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

FIRST FLOOR RETAIL:

THAT PART OF OUTLOT 1 AND LOT 42, LYING ABOVE A HORIZONTAL PLANE OF +21.25 CITY OF CHICAGO DATUM, AND LYING BELOW A HORIZONTAL PLANE OF +41.375 CITY OF CHICAGO DATUM, IN LINCOLN PARK CLUB SUBDIVISION, RECORDED JULY 9, 2002 AS DOCUMENT 0020749722 AND RE-RECORDED JULY 19, 2002 AS DOCUMENT 0020790850, BEING A RESUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 42; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 42, A DISTANCE OF 300.84 FEET TO THE SOUTHEAST CORNER OF SAID LOT 42; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 42, BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 1790.0 FEET, AN ARC DISTANCE OF 52.22 FEET; THENCE NORTH 16 DEGREES 46

MINUTES 30 SECONDS WEST, A DISTANCE OF 24.57 FEET; THENCE NORTH 67 DEGREES 36 MINUTES 52 SECONDS EAST, A DISTANCE OF 4.17 FEET; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 14.58 FEET; THENCE SOUTH 67 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 8.42 FEET; THENCE SOUTH 22 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 1.0 FEET; THENCE SOUTH 67 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 17.0 FEET; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 1.0 FEET; THENCE SOUTH 67 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 9.50 FEET; THENCE SOUTH 22 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 0.25 FEET; THENCE SOUTH 67 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 11.33 FEET; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 15.66 FEET; THENCE SOUTH 67 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 43.33 FEET; THENCE SOUTH 22 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 46.33 FEET TO A POINT IN THE SOUTH LINE OF SAID OUTLOT 1 AND LOT 42; THENCE WEST ALONG THE SOUTH LINE OF SAID OUTLOT 1 AND LOT 42, BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 1790.00 FEET, AN ARC DISTANCE OF 20.19 FEET TO THE SOUTHWEST CORNER OF OUTLOT 1; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 1, A DISTANCE OF 405.37 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 1; THENCE EAST ALONG THE NORTH LINE OF SAID OUTLOT 1, BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 1390.0 FEET, AN ARC DISTANCE OF 20.32 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT 1; THENCE SOUTH 22 DEGREES 23 MINUTES 08 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT 1, A DISTANCE OF 116.57 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 134.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THIRD - FIFTH FLOOR (RETAIL):

THAT PART OF OUTLOT 1 AND LOT 42, LYING ABOVE A HORIZONTAL PLANE OF +41.375 CITY OF CHICAGO DATUM, IN LINCOLN PARK CLUB SUBDIVISION, RECORDED JULY 9, 2002 AS DOCUMENT 0020749722 AND RE-RECORDED JULY 19, 2002 AS DOCUMENT 0020790850, BEING A RESUBDIVISION OF VARIOUS LOTS, PARTS OF LOTS AND VACATED STREETS AND ALLEYS IN VARIOUS SUBDIVISIONS IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 42; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 42, A DISTANCE OF 25.06 FEET; THENCE SOUTH 67 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 32.75 FEET; THENCE SOUTH 22 DEGREES 25 MINUTES 32 SECONDS EAST, A DISTANCE OF 1.0 FEET; THENCE SOUTH 67 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 83.73 FEET; THENCE NORTH 22 DEGREES 25 MINUTES 32 SECONDS WEST, A

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DISTANCE OF 1.0 FEET; THENCE SOUTH 67 DEGREES 34 MINUTES 28 SECONDS WEST, A DISTANCE OF 18.33 FEET; THENCE SOUTH 22 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 78.30 FEET; THENCE NORTH 67 DEGREES 36 MINUTES EAST, A DISTANCE OF 59.33 FEET; THENCE SOUTH 22 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 117.58 FEET; THENCE SOUTH 67 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 59.33 FEET; THENCE SOUTH 22 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 48.37 FEET; THENCE SOUTH 67 DEGREES 36 MINUTES 52 SECONDS WEST, A DISTANCE OF 1.0 FEET; THENCE SOUTH 22 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 14.0 FEET; THENCE NORTH 67 DEGREES 36 MINUTES 52 SECONDS EAST, A DISTANCE OF 1.0 FEET; THENCE SOUTH 22 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 4.67 FEET TO A POINT IN THE SOUTH LINE OF SAID OUTLOT 1 AND LOT 42; THENCE WEST ALONG THE SOUTH LINE OF SAID OUTLOT 1 AND LOT 42 BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 1790.0 FEET, AN ARC DISTANCE OF 20.19 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 1; THENCE NORTH 22 DEGREES 23 MINUTES 08 SECONDS WEST ALONG THE WESTERLY LINE OF SAID OUTLOT 1, A DISTANCE OF 405.37 FEET TO A POINT IN THE NORTH LINE OF SAID OUTLOT 1 AND LOT 42; THENCE EAST ALONG THE NORTH LINE OF SAID OUTLOT 1 AND LOT 42, BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 1390.0 FEET, AN ARC DISTANCE OF 20.32 FEET; THENCE SOUTH 22 DEGREES 23 MINUTES 08 SECONDS EAST, A DISTANCE OF 126.57 FEET; THENCE NORTH 67 DEGREES 34 MINUTES 28 SECONDS EAST, A DISTANCE OF 134.80 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

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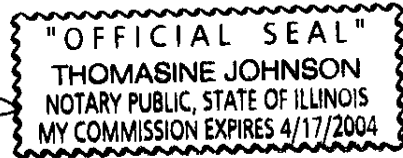
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated _____, 19____, Signature Tony Valenciano

Subscribed and sworn to before me
by the said _____

_____ this _____ day
of _____, 19____.

Notary Public _____



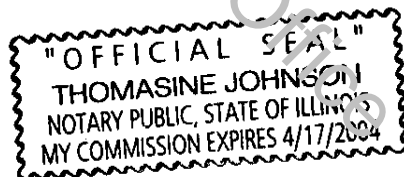
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated _____, 19____, Signature Tony Valenciano

Subscribed and sworn to before me
by the said _____

_____ this _____ day
of _____, 19____.

Notary Public _____



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]