

# UNOFFICIAL COPY

After recording return to:

Mary B. Koberstein, Esq.  
Centrum Properties, Inc.  
225 W. Hubbard Street, 4<sup>th</sup> Floor  
Chicago, Illinois 60610

0021078667

2093/0271 18 001 Page 1 of 5  
2002-10-02 14:20:32  
Cook County Recorder 58.00



## SPECIAL WARRANTY DEED (Illinois)

(Recorder's Stamp)

THIS SPECIAL WARRANTY DEED is made as of the 19<sup>th</sup> day of September, 2002 by WEST BRADLEY OWNER, L.L.C., a Delaware limited liability company ("Grantor") having an address at c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, 26<sup>th</sup> Floor, New York, New York 10167 to CENTRUM BRADLEY PLACE, L.L.C., an Illinois limited liability company ("Grantee"), having an address at c/o Centrum Properties, Inc., 225 W. Hubbard St., 4<sup>th</sup> Floor, Chicago, Illinois 60610.

Grantor, for an in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby Grants, Bargain, Sells, Remises, Releases, Conveys and Confirms unto Grantee and its successors, heirs and assigns, all right, title and interest of Grantor in the following described property (collectively, the "Property"):

1. The real property described on Schedule A attached hereto and made a part hereof (the "Land");
2. All and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any matter appertaining to such Land, including, without limitation, any and all mineral rights, development rights, water rights and the like; and
3. All right, title and interest of Grantor in and to all strips, gores and any land lying under the bed of any street, road or alley, open or proposed, adjoining such Land.

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever.

AND Grantor hereby covenants with Grantee and its successors, heirs and assigns, that Grantor hereby specially warrants the title to said Property and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the exceptions listed on Schedule B attached hereto.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the date and year first above written.

GRANTOR:

WEST BRADLEY OWNER, L.L.C.

By: West Bradley, L.L.C., its Class A Member

By: AG Asset Manager, Inc., its manager

By:



Name:

Title:

ANDREW JACOBS  
VICE PRESIDENT

THIS INSTRUMENT WAS PREPARED  
BY:

Adam H. Sher, Esq.  
Duval & Stachenfeld LLP  
300 East 42<sup>nd</sup> Street, Third Floor  
New York, New York 10017

SEND SUBSEQUENT TAX BILLS TO:

Centrum Properties, Inc.  
225 W. Hubbard St., 4<sup>th</sup> Floor  
Chicago, Illinois 60610  
Attention: Mary Kobers'cu

City of Chicago

Dept. of Revenue

289025

09/24/2002 13:23 Batch 11801 92



Real Estate

Transfer Stamp

\$30,000.00

STATE OF ILLINOIS

SEP. 30. 02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX

0400000

FP 102808

# 0000037640

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

SEP. 30. 02



REVENUE STAMP

REAL ESTATE  
TRANSFER TAX

0200000

FP 102802

# 0000037762

21078667

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF NEW YORK )

: ss.

COUNTY OF Kings )

I, Douglas J. Roberts, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew Tacibi personally known to me to be the Vice President of AG Asset Manager, Inc., a Delaware corporation, and personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President he/she signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as his/her free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 18<sup>th</sup> day of September, 2002

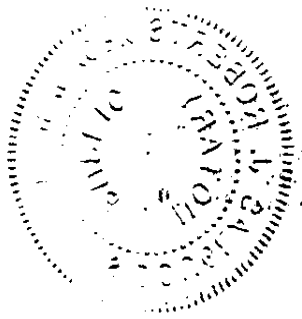
Douglas J. Roberts  
Notary Public

My Commission Expires:

DOUGLAS J. ROBERTS  
Notary Public, State of New York  
No. 01R06673078  
Qualified in Kings County  
Commission Expires April 15, 2006

21078667

UNOFFICIAL COPY



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## SCHEDULE A

### Legal Description

ALL THAT PART OF THE WEST HALF OF BLOCK 11 LYING EAST OF A LINE 25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 11 AND SOUTH OF A LINE 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 11, IN KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

### ALSO KNOWN AS:

LOTS 1 THROUGH 36, BOTH INCLUSIVE, IN PROPOSED BODINE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF BLOCK 11, LYING EAST OF A LINE 25.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 11 AND SOUTH OF A LINE 33.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 11 IN KINZIE'S SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N. 13-24-207-019-0000 (part of)

Commonly known as: A parcel of land located on the East Side of N. Campbell Avenue, between W. Grace Street and W. Waveland Avenue, Chicago, Illinois

21078667

UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## SCHEDULE B

### Permitted Exceptions

1. RIGHTS OF 2500 WEST BRADLEY LLC, AS TENANT ONLY, AND ALL RIGHTS THEREUNDER OF SUCH TENANT AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER SUCH TENANT.
2. 2002 REAL ESTATE TAXES.
3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANT, RECORDED NOVEMBER 1, 2000 AS DOCUMENT 00861510.

Property of Cook County Clerk's Office

21078667

UNOFFICIAL COPY

Property of Cook County Clerk's Office