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This document was prepared by
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Chicago, IL 60607

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2002-10-07 09:28:29
Cook County Recorder 34.50



02-0873

SPECIAL WARRANTY DEED

NORTH TOWN VILLAGE LLC ("Grantor"), an Illinois limited liability company, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND WARRANTS to **NTV II LIMITED PARTNERSHIP** ("Grantee"), an Illinois limited partnership, and to its successors and assigns FOREVER, all the following real property situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: (a) covenants, conditions, and restrictions of record existing as of the date hereof; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership for North Town Village Condominium dated as of September 13, 2001, and all Supplements thereto of record as of the date hereof (collectively, the "Declaration of Condominium"); (c) private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium, and roads and highways, if any, provided said easements do not interfere with Grantee's intended use of the property as and for multi-family low income rental housing; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special

taxes or assessments for improvements not yet completed as of the date hereof; (g) any unconfirmed special tax or assessment as of the date hereof; (h) installments not due as of the date hereof for any special tax or assessment for improvements heretofore completed; (i) general taxes for the year 2002 not yet due and payable and subsequent years; (j) installments due after the date of closing thereof of assessments established pursuant to the Declaration of Condominium; (k) all applicable zoning and building laws or ordinances; (l) the First Mortgage, Security Agreement and Financing Statement dated as of January 31, 2002 and recorded on May 22, 2002 with the Cook County Recorder's Office as document no. 0020585083 by and between NTV II Limited Partnership (Mortgagor) and the City of Chicago (Mortgagee) as amended by that certain First Amendment to First Mortgage, Security Agreement and Financing Statement by the Partnership in favor of the City dated as of May 24, 2002 and recorded on June 11, 2002 among the land records of Cook County, Illinois, as document number 0020653629, and as amended by that certain Second Amendment to First Mortgage, Security Agreement and Financing Statement by the Partnership in favor of the City dated as of August 30, 2002 and recorded on August 30, 2002 among the land records of Cook County, Illinois, as document number 0020963422; (m) the Second Mortgage, Security Agreement and Financing Statement dated as of May 1, 2002 and recorded on May 22, 2002 with the Cook County Recorder's Office as document no. 0020585085, by and between NTV II Limited Partnership (Mortgagor) and the Chicago Housing Authority (Mortgagee), as amended by First Amendment to the Second Mortgage, Security Agreement and Financing Statement dated as of May 1, 2002 and recorded on June 11, 2002 with the Cook County Recorder's Office as document no. 0020653631, and as amended by the Second Amendment to the Second Mortgage, Security Agreement and Financing Statement dated as of August 30, 2002 and recorded on August 30, 2002 with the Cook County Recorder's Office as document no. 0020963424; (n) the Amended and Restated Declaration of Restrictive Covenants Phase II dated as of May 1, 2002 and recorded on May 22, 2002 with the Cook County Recorder's Office as document no. 0020585079, by and between NTV II Limited Partnership, North Town Village LLC, the United States Department of Housing and Urban Development and the Chicago Housing Authority, as amended by First Amendment to the Amended and Restated Declaration of Restrictive Covenants Phase II dated as of May 1, 2002 and recorded June 11, 2002 with the Cook County Recorder's Office as document no. 0020653626, as amended by the Second Amendment to the Amended and Restated Declaration of Restrictive Covenants Phase II dated as of August 30, 2002 and recorded August 30, 2002 with the Cook County Recorder's Office as document no. 0020963418; (o) North Town Village Redevelopment Agreement recorded on March 20, 2000 with the Cook County Recorder's Office as document no. 00195910; (p) the Chicago Housing Authority Regulatory and Operating Agreement dated as of May 1, 2002 and recorded on May 22, 2002 with the Cook County

Recorder's Office as document no. 0020585081, by and between the Chicago Housing Authority and NTV II Limited Partnership, as amended by First Amendment to the Chicago Housing Authority Regulatory and Operating Agreement dated as of May 1, 2002 and recorded June 11, 2002 with the Cook County Recorder's Office as document no. 0020653627, as amended by the Second Amendment to the Chicago Housing Authority Regulatory and Operating Agreement dated as of August 30, 2002 and recorded August 30, 2002 with the Cook County Recorder's Office as document no. 0020963420; (q) the Regulatory Agreement dated as of January 31, 2002 and recorded on May 22, 2002 with the Cook County Recorder's Office as document no. 0020585082, by and between the City of Chicago and NTV II Limited Partnership, as amended by that certain First Amendment to Regulatory Agreement by the Partnership in favor of the City dated as of May 24, 2002 and recorded on June 11, 2002 among the land records of Cook County, Illinois, as document number 0020653628, and as amended by that certain Second Amendment to Regulatory Agreement by the Partnership in favor of the City dated as of August 30, 2002 and recorded on August 30, 2002 among the land records of Cook County, Illinois, as document number 0020963421; and (r) other recorded ancillary documents executed by NTV II Limited Partnership relating to the loans secured by the mortgages identified in exceptions (l) and (m), including the Assignment of Rents and Leases dated as of January 31, 2002 and recorded on May 22, 2002 with the Cook County Recorder's Office as document no. 0020585084, by NTV II Limited Partnership in favor of the City of Chicago, as amended by that certain First Amendment to Assignment of Rents and Leases by the Partnership in favor of the City dated as of May 24, 2002 and recorded on June 11, 2002 among the land records of Cook County, Illinois, as document number 0020653630, and as amended by that certain Second Amendment to Assignment of Rents and Leases by the Partnership in favor of the City dated as of August 30, 2002 and recorded on August 30, 2002 among the land records of Cook County, Illinois, as document number 0020963423, and the Assignment of Rents and Leases dated as of May 1, 2002 and recorded on May 22, 2002 with the Cook County Recorder's Office as document no. 0020585086, by NTV II Limited Partnership in favor of the Chicago Housing Authority, as amended by First Amendment to the Assignment of Rents and Leases dated as of May 1, 2002 and recorded June 11, 2002 with the Cook County Recorder's Office as document no. 0020653632, as amended by the Second Amendment to the Assignment of Rents and Leases dated as of August 30, 2002 and recorded August 30, 2002 with the Cook County Recorder's Office as document no. 0020963425.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor also hereby grants to Grantee and its successors and assigns, as rights and easements appurtenant to the real estate described in Exhibit A, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration of Condominium, and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration of Condominium for the benefit of the remaining property described therein.

This Special Warranty Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration of Condominium, the same as though the provisions of the Declaration of Condominium were recited and stipulated at length herein.

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City of Chicago
Dept. of Revenue
290124



Real Estate
Transfer Stamp
\$13,818.75

10/07/2002 09:22 Batch 03168 6

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

REVENUE STAMP

OCT.-7.02

0000089018

REAL ESTATE TRANSFER TAX
0092125
FP326670

STATE TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

OCT.-7.02

000084713

REAL ESTATE TRANSFER TAX
0184250
FP326669

EXHIBIT A
Legal Description

UNITS 715-B, 719-A, 720-1E, 721-A, 728-1E, 753-B, 757-B, 1327-2S, 1327-4N AND 1333-2N IN NORTH TOWN VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 2, 4 THROUGH 25, 27 THROUGH 30, AND 33 THROUGH 38 IN NORTH TOWN VILLAGE, BEING A SUBDIVISION OF PART OF VARIOUS LOTS, BLOCKS STREETS AND ALLEYS IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR NORTH TOWN VILLAGE CONDOMINIUM RECORDED AS DOCUMENT NO. 0010906035, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMON ADDRESSES: 715 W. Evergreen, Unit B, Chicago, Illinois
719 W. Eastman, Chicago, Illinois
720 W. Scott, Unit 1E, Chicago, Illinois
721 W. Evergreen, Chicago, Illinois
728 W. Scott, Unit 1E, Chicago, Illinois
753 W. Evergreen, Unit B, Chicago, Illinois
757 W. Evergreen, Unit B, Chicago, Illinois
1327 N. Halsted, Unit 2S, Chicago, Illinois
1327 N. Halsted, Unit 4N, Chicago, Illinois
1333 N. Halsted, Unit 2N, Chicago, Illinois

PIN NUMBERS:
17-04-113-083
17-04-113-085
17-04-113-086
17-04-113-087
17-04-113-088
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