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DOCUMENT PREPARED BY
AND AFTER RECORDING
RETURN TO:

Mark F. Mehlman, Esq.
Sonnenschein Nath & Rosenthal
8000 Sears Tower
233 South Wacker Dr.
Chicago, Illinois 60606-6404

0021135135

2374/0180 50 001 Page 1 of 8
2002-10-16 15:47:31
Cook County Recorder 38.50



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(Save for Recorder's Information)

SPECIAL WARRANTY
DEED

BURNHAM STATION, L.L.C., an Illinois limited liability company ("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 **BHST, LLC**, an Illinois limited liability company ("Grantee"), whose mailing address is c/o 300 East Northwest Highway, Palatine, Illinois, 60067, the receipt and sufficiency of which is hereby acknowledged, has **GRANTED, CONVEYED, ASSIGNED, and TRANSFERRED** to Grantee, absolutely and not for security, all of the rights, title, and interests of Grantor in and to the that certain parcel of land located in Chicago, Cook County, Illinois and legally described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all and singular easements, covenants, agreements, rights, privileges, tenements, hereditaments and appurtenances thereunto now or hereafter belonging or appertaining thereto (collectively, the "Land"), together with (a) all of the buildings, structures, fixtures, facilities, installations and other improvements of every kind and description now or hereafter in, on, over and under the Land, including, without limitation, any and all plumbing, air conditioning, heating, ventilating, mechanical, electrical and other utility systems, parking lots and facilities, landscaping, roadways, sidewalks, swimming pools and other recreational facilities, security devices, signs and light fixtures (collectively, the "Improvements"), and (b) all right, title and interest of such Grantor (whether now or hereafter existing) in and to any land lying in the bed of any street, alley, road or avenue (whether open, closed or proposed) within, in front of, behind or otherwise adjoining the Land or any of it, and all rights, title and interests of such Grantor (whether now or hereafter existing) in and to any award made or to be made as a result or in lieu of condemnation, and in and to any award for damage to the Improvements or any part thereof by reason of casualty (all of the foregoing being collectively referred to as the "Premises");

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 Premises together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the

REC CC 1073 CWG 1051

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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 Premises 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.

The parties hereto expressly acknowledge and agree that the interest granted to Grantee pursuant to the execution and delivery hereof shall not merge with the liens and security interests of First Bank and Trust Company of Illinois, an Illinois banking corporation (the "Secured Party"), and all successors and assigns of the Secured Party, pursuant to (i) that certain Construction Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Financing Statement, dated April 1, 1998 and recorded with the Cook County Recorder on May 13, 1998, as Document No. 98394033, as modified by a certain First Modification thereof recorded with the Cook County Recorder on June 23, 1999, as Document No. 99605564, as further modified by Second Modification recorded as Document No. 00128887 and (ii) that certain Mortgage in favor of First Bank an Trust Company of Illinois, an Illinois banking corporation, dated as of October 1, 1999 and recorded with the Cook County Recorder as Document No. 09199527 (the instruments described in clauses (i) and (ii) are herein collectively referred to as the "Security Instruments"), but that such liens and security interests of Secured Party shall be and remain at all times separate, distinct, valid, perfected and continuous liens and security interests on the Premises until expressly released by Secured Party. Nothing contained herein shall serve to release the lien and encumbrance created by the Security Instruments or to satisfy the indebtedness secured thereby.

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IN WITNESS WHEREOF, this Deed has been executed by Grantor as of the 9 day of October, 2002 to be effective as of the 9 day of October, 2002.

BURNHAM STATION, L.L.C., an Illinois limited liability company

By: JDL Development Corp., an Illinois corporation, its Manager

By: [Signature]
Name: James D. Letchinger
Title: President & SHAREHOLDER

Property of Cook County Clerk's Office

STATE OF ILLINOIS §
 §
COUNTY OF COOK §

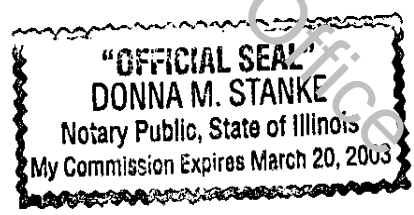
On Oct 9, 2002, before me, the undersigned, a notary public in and for said State, personally appeared JAMES D. LETCHINGER, who acknowledged himself to be the President of JDL Development Corp., an Illinois corporation, and acknowledged that he, being authorized to do so, executed the foregoing instrument as his own free and voluntary act and as the free and voluntary act of JDL Development Corp. for the purposes therein contained.

[Signature], Notary Public

My Commission Expires:
3-20-03

SEND SUBSEQUENT TAX BILLS TO:

c/o First Bank and Trust Company of Illinois
300 East Northwest Highway
Palatine, Illinois 60067



EXEMPT UNDER PROVISIONS OF
PARAGRAPH (4), SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: 10-10-02
Robert L. Fung, Esq.
SIGNATURE OF BUYER, SELLER OR REPRESENTATIVE

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EXHIBIT A

LEGAL DESCRIPTION

[Burnham Station Property]

PARCEL 1:

LOT 41 IN WILDERS SOUTH ADDITION TO CHICAGO IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 34, 35, 36, 37, 38, 39 AND 40 IN WILDER'S SOUTH ADDITION AND PART OF BLOCKS 31, 32 AND 33 IN ASSESSOR'S SECOND DIVISION OF THE EAST FRACTIONAL NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 33 IN ASSESSOR'S SECOND DIVISION, SAID SOUTHWEST CORNER DEEDED AS BEING 205.30 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE NORTH 00 DEGREES 09 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 33 IN ASSESSOR'S SECOND ADDITION, 168.45 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE CONVEYED TO THE ATCHINSON TOPEKA AND SANTA FE RAILWAY COMPANY PER DOCUMENT NO. 3053547; THENCE NORTH 57 DEGREES 08 MINUTES 33 SECONDS EAST ALONG SAID NORTHWESTERLY LINE 241.89 FEET TO A DEFLECTION POINT; THENCE NORTH 55 DEGREES 53 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE 160.35 FEET TO A POINT ON THE EAST LINE OF SAID LOT 34 WHICH IS 25.95 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 34; THENCE SOUTH 00 DEGREES 12 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID LOTS 34, 35, 36, 37, 38, 39 AND 40, A DISTANCE OF 323.94 FEET TO THE SOUTHEAST CORNER OF SAID LOT 40, A DISTANCE OF 114.35 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 33 IN ASSESSOR'S SECOND DIVISION 65.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 25 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 33, A DISTANCE OF 222.34 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PART OF SAID BLOCK 33 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 33, DEEDED AS BEING 205.30 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 21; THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 33, A DISTANCE OF 168.45 FEET; THENCE NORTH 57 DEGREES 08 MINUTES 33 SECONDS EAST A DISTANCE OF 16.00 FEET; THENCE SOUTHERLY A

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DISTANCE OF 177.54 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 33,
WHICH IS 4.02 FEET EAST OF THE SOUTHWEST CORNER OF SAID BLOCK 33;
THENCE WEST ALONG THE SOUTH LINE OF SAID BLOCK 33 A DISTANCE OF 4.02
FEET TO THE POINT OF BEGINNING.

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PARCEL 3:

THAT PART OF LOTS 34, 35 AND 36 IN WILDER'S SOUTH ADDITION TO CHICAGO, IN
COOK COUNTY, ILLINOIS (SITUATED IN THE NORTHEAST 1/4 OF SECTION 21,
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN)
TOGETHER WITH THAT PART OF BLOCKS 30, 31, 32 AND 33 IN ASSESSOR'S SECOND
DIVISION OF THE EAST FRACTION OF THE NORTHEAST 1/4 OF SECTION 21,
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
LYING SOUTH OF THE SOUTH LINE OF WEST 15TH STREET, BOUNDED AND
DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF WEST 15TH STREET
AND THE WEST LINE OF BLOCK 30, BEING THE EAST LINE OF SOUTH CLARK
STREET; THENCE SOUTH ALONG THE WEST LINE OF BLOCKS 30, 31, 32 AND 33,
HAVING A BEARING OF SOUTH 00 DEGREES 09 MINUTES 20 SECONDS EAST
(ASSUMED) A DISTANCE OF 246.26 FEET TO THE NORTHWESTERLY LINE OF A
PARCEL OF LAND CONVEYED TO THE ATCHISON, TOPEKA AND SANTA FE
RAILROAD COMPANY IN CHICAGO BY DEED RECORDED IN THE RECORDER'S
OFFICE OF COOK COUNTY, ILLINOIS ON JANUARY 14, 1901 AS DOCUMENT NO.
3053547; THENCE NORTH 57 DEGREES 08 MINUTES 33 SECONDS EAST ALONG SAID
NORTHWESTERLY LINE A DISTANCE OF 16.0 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID LINE A DISTANCE OF 225.89 FEET TO THE
DEFLECTION POINT IN SAID NORTHWESTERLY LINE; THENCE NORTH 55 DEGREES
53 MINUTES 33 SECONDS EAST A DISTANCE OF 160.35 FEET TO A POINT ON THE
EAST LINE OF SAID LOT IN WILDER'S SOUTH ADDITION TO CHICAGO, AFORESAID,
DISTANT 25.98 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 34;
THENCE NORTH 00 DEGREES 12 MINUTES 20 SECONDS WEST ALONG SAID EAST
LINE OF SAID LOT 34 A DISTANCE OF 25.95 FEET TO THE NORTHEAST CORNER OF
SAID LOT 34, BEING THE SOUTH LINE OF WEST 15TH STREET; THENCE WEST
ALONG SAID SOUTH LINE OF WEST 15TH STREET, A DISTANCE OF 180.12 FEET TO
A POINT 156.63 FEET EAST OF THE INTERSECTION OF SAID SOUTH LINE AND THE
EAST LINE OF SOUTH CLARK STREET; THENCE SOUTH 40 DEGREES 02 MINUTES 38
SECONDS WEST A DISTANCE OF 211.63 FEET; THENCE SOUTH 00 DEGREES 09
MINUTES 20 SECONDS WEST A DISTANCE OF 32.10 FEET; THENCE SOUTH 01
DEGREES 27 MINUTES 22 SECONDS WEST A DISTANCE OF 47.51 FEET TO THE
POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXCEPTING FROM PARCELS 1, 2 AND 3 ABOVE THOSE PARTS THEREOF FALLING
IN BURNHAM STATION II CONDOMINIUM RECORDED AS DOCUMENTS 99811484,
09001335 AND 00275115 AND FALLING IN BURNHAM STATION CONDOMINIUM
RECORDED AS DOCUMENT 00159774.

Common Address: 57 W. 15th Street, Chicago, IL

PIN: 17-21-210-136 and 17-21-210-137

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EXHIBIT B

PERMITTED EXCEPTIONS

Subject to the matters set forth in Schedule B of the Title Insurance Policy No. CC1073 issued by First American Title Insurance Company.

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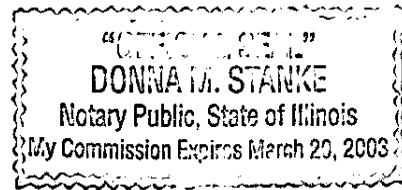
STATEMENT BY GRANTOR AND GRANTEE

BURNHAM STATION, L.L.C.

The grantor or his agent affirms that, to the best of his 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 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 title to real estate under the laws of the State of Illinois.

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
this 9th day of October, 2002.



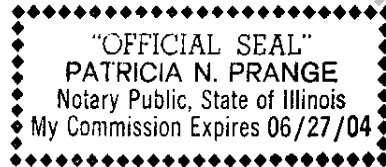
[Handwritten Signature]
Notary Public

My commission expires: 3/20/03

The grantee or his 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 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.

Signature: [Handwritten Signature], Esq. as Agent
Grantee or Agent

Subscribed and sworn to before me
this 9th day of October, 2002.



[Handwritten Signature]
Notary Public

My commission expires: 6/27/04

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 Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)