

UNOFFICIAL COPY 0021228212

3004/0098 26 001 Page 1 of 5
2002-11-06 16:06:56
Cook County Recorder 32.50

This instrument prepared by:

Joan T. Berg
Schain, Burney, Ross & Citron, Ltd.
222 N. LaSalle St., Suite 1910
Chicago, Illinois 60601



After recording, please return to:

Mark Horne
Quarles & Brady LLC
500 West Madison Street
Suite 3700
Chicago, Illinois 60661

NNNT 01003611 3 of 4
Send subsequent tax bills to:
LaSalle Bank, N.A. Trust 130289
980 N. Michigan Ave., Suite 1280
Chicago, Illinois 60611

**SPECIAL WARRANTY DEED
Statutory (ILLINOIS)**

THIS AGREEMENT, made this 28th day of October, 2002 between 16th Street Venture, L.L.C., an Illinois limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and LaSalle Bank, N.A., not personally, but as Trustee under Trust Agreement dated October 15, 2002, and known as Trust Number 130289, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of 16th Street Venture, L.L.C., an Illinois limited liability company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the City of Chicago, County of Cook and the State of Illinois known and described as follows, to wit:

All of Lots 8 and 11 in Assessors Division of Lots 1, 2 and 3 in Block 1 of Clarke's Addition to Chicago, in the Southwest Fractional Quarter of Fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 17-22-303-010-0000 and 17-22-303-011-0000

Commonly known as: 1612 South Prairie Avenue
Chicago, Illinois 60605

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Property of Cook County Clerk's Office

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to.

1. General Real Estate Taxes not yet due and payable;
2. Terms and provisions contained in the Central Station Redevelopment Agreement recorded as document number 91574409 and the First Amendment thereto recorded as document number 04071129.

[signatures appear on the following page]

Cook County Clerk's Office

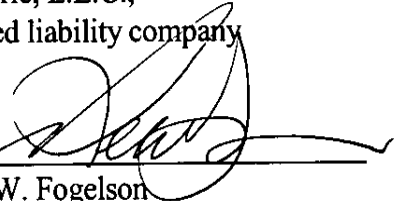
UNOFFICIAL COPY

Property of Cook County Clerk's Office

In Witness Whereof, 16th Street Venture, L.L.C. has caused its name to be signed to these presents by its Manager on October 28, 2002.

16TH STREET VENTURE, L.L.C.,
an Illinois limited liability company

By: 1600 South Prairie, L.L.C.,
an Illinois limited liability company
Its: Manager

By: 
Name: Gerald W. Fogelson
Title: Manager

By: Forest City Central Station, Inc.,
an Ohio corporation
Its: Manager

By: _____
Name: _____
Title: _____

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In Witness Whereof, 16th Street Venture, L.L.C. has caused its name to be signed to these presents by its Manager on October 28, 2002.

16TH STREET VENTURE, L.L.C.,
an Illinois limited liability company

By: 1600 South Prairie, L.L.C.,
an Illinois limited liability company
Its: Manager

By: _____
Name: Gerald W. Fogelson
Title: Manager

By: Forest City Central Station, Inc.,
an Ohio corporation
Its: Manager

By:  _____
Name: David J. LaRue
Title: Vice President

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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 Gerald Fogelson, personally known to me to be the Manager of 1600 South Prairie, L.L.C., an Illinois limited liability company, a Manager of 16th Street Venture, L.L.C., an Illinois limited liability company, appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Members of the 16th Street Venture, L.L.C., as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal October 28, 2002.

[Handwritten Signature]

Notary Public
My commission expires _____

State of Ohio)
) ss.
County of Cuyahoga)

City of Chicago
Dept. of Revenue
292806
11/03/2002 15:39 Batch 07244 137



Real Estate
Transfer Stamp
\$23,448.75

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that David J. LaRue, personally known to me to be the Vice President of Forest City Central Station, an Ohio corporation, a Manager of 16th Street Venture, L.L.C., an Illinois limited liability company, appeared, before me this day in person and severally acknowledged that as such officer he signed and delivered the said instrument pursuant to authority, given by the Members of the 16th Street Venture, L.L.C., as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal October 28, 2002.

[Handwritten Signature]

Notary Public
My commission expires _____



Denise M. Scaglione, Notary Public
STATE OF OHIO
My Commission expires April 21, 2007

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV.-6.02
REVENUE STAMP



REAL ESTATE
TRANSFER TAX
0156325
0000091222
FP326670

STATE TAX
STATE OF ILLINOIS
NOV.-6.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



REAL ESTATE
TRANSFER TAX
0312650
0000046687
FP326660

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