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2002-12-16 07:23:04

Cook County Recorder

30.50

SPECIAL WARRANTY DEED



0021384215

SR  
182  
N01022837

THIS INDENTURE, made this  
4<sup>th</sup> day of December,  
2002 between SOUTH CAMPUS  
DEVELOPMENT TEAM, L.L.C., an  
Illinois limited liability company,  
("Grantor") and Frank J. Kniffen (the  
"Grantee"),

(The Above Space for Recorders Use Only)

WITNESSETH, that Grantor, for an in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County and State of Illinois known and described as follows, to wit:

See attached Schedule 1.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and its successors 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (i) general real estate taxes not due and payable as of the date hereof; (ii) assessments or installments not due and payable as of the date hereof; (iii) applicable zoning, planned unit development and building laws, restrictions and ordinances; (iv) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (v) streets, alleys and highways; (vi) party wall agreements, if any; (vii) covenants, conditions, restrictions, permits and agreements of record, including the Declaration of Easements, Covenants and Restrictions for The University Village

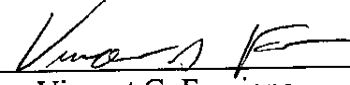
Homeowners' Association, dated as of January 16, 2002, and recorded January 23, 2002, as Document No. 0020094785 (the "Homeowners' Declaration") (which covenants, conditions, restrictions, permits and agreements, Grantor hereby reserves subject to the terms of such Homeowners' Declaration); (viii) public, private and utility easements; (ix) leases and licenses, if any, affecting the Common Areas (as defined in the Homeowners' Declaration); (x) Grantee's mortgage, if any; (xi) rights of the public, the City of Chicago and the State of Illinois in and to that part of said premises taken and used for roads and highways, if any; and (xii) liens and other matters of title or survey over which Grantee's title insurer is willing to insure without cost to Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the Executive Vice President of Grantor as of the day and year first above written.

**SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C.,**  
an Illinois limited liability company

By: NF3 L.L.C., an Illinois limited liability company, a member

By: New Frontier Developments, Co., an Illinois corporation, its sole Manager

By:   
Vincent G. Forgione  
Its: Executive Vice President

This instrument was prepared by  
~~and after recording return to:~~

Jeffrey M. Galkin, Esq.  
Neal, Gerber & Eisenberg  
Two North LaSalle Street, Suite 2200  
Chicago, Illinois 60602

Send Subsequent Tax Bills to:

Frank J. Kniffen  
1415 S. Campus Parkway  
Chicago, Illinois 60608

**MAIL TO:**

Neal Ross, ATTY.  
233 E. ERIE #203  
Chicago, IL 60611



STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS.

I, Theresa Huston-McClure, a Notary Public in and for County and State aforesaid, do hereby certify that Vincent G. Forgione, the Executive Vice President of New Frontier Developments Co., an Illinois corporation, the sole manager of NF3 L.L.C., an Illinois limited liability company, a Member of SOUTH CAMPUS DEVELOPMENT TEAM, L.L.C., an Illinois liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Executive Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act on behalf of said entities, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4<sup>th</sup> day of Dec, 2002.

Theresa Huston-McClure  
Notary Public

My Commission Expires



STATE TAX  
STATE OF ILLINOIS  
DEC.-6.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 0000005047  
REAL ESTATE TRANSFER TAX  
0071400  
FP326703

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
DEC.-6.02  
REVENUE STAMP  
# 0000002909  
REAL ESTATE TRANSFER TAX  
0035700  
FP326657

CITY TAX  
CITY OF CHICAGO  
DEC.-6.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 0000000000  
REAL ESTATE TRANSFER TAX  
0535500  
FP326675

SCHEDULE 1

**LEGAL DESCRIPTION OF PROPERTY**

Parcel 1:

The South 21.87 feet of the North 138.80 feet (as measured at right angles) of the following described property:

That part of Block 20, lying in the Northeast quarter of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at the intersection of West line of Halsted Street, as a 66.00 foot right of way and the North line of West 14th Place (formerly Wright Street); thence South 88 degrees 24 minutes 57 seconds West along said North line 223.07 feet; thence North 01 degrees 00 minutes 53 seconds West 78.62 feet to the point of beginning; thence South 88 degrees 19 minutes 07 seconds West along a line perpendicular to the West line of said Halsted Street, 12.54 feet to a point on the arc of a circle; thence Northerly 93.54 feet along the arc of a curve to the left, having a radius of 480.50 feet and whose chord bears North 01 degrees 45 minutes 32 seconds East 93.40 feet to a point on compound curvature; thence Northerly 87.88 feet along the arc of a curve to the left, having a radius of 678.50 feet and whose chord bears North 07 degrees 33 minutes 43 seconds West 87.81 feet to a point of reverse curvature; thence Northerly 48.69 feet along the arc of a curve to the right, having a radius of 709.50 feet and whose chord bears North 09 degrees 18 minutes 22 seconds West 48.68 feet; thence North 88 degrees 19 minutes 07 seconds East, along a line perpendicular with the West line of said Halsted Street 123.52 feet; thence South 01 degrees 40 minutes 53 seconds East, parallel to the West line of said Halsted Street 228.83 feet; thence South 88 degrees 19 minutes 07 seconds West 101.07 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as defined and described in Declaration of Easements, Covenants and Restrictions for The University Village Homeowner's Association recorded January 23, 2002 as document 0020094785.

Parcel 3:

Non-exclusive easement and right of way appurtenant to and for the benefit of Parcel 1 across the right of way parcels for the access use as more particularly defined and described in and as created by Right-of-Way Easement Agreement dated as of April 2, 2002 and recorded April 4, 2002 as document 0020385293 made by and between The Board of Trustees of the University of Illinois, South Campus Development Team, L.L.C., and University Village Homeowner's Association.

COMMON ADDRESS: 1415 S. Campus Parkway, Chicago, Illinois

PERMANENT REAL ESTATE TAX INDEX NO(S): 17-20-224-008; 17-20-224-009