# **UNOFFICIAL COPY**

Prepared by

Stephen P. Sandler Gould & Ratner 222 North LaSalle Street Suite 800 Chicago, Illinois 60601



Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 04/18/2003 12:08 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

(Space Above This Line for Recording Data)

THE GRANTOR, 865 LARRABEE L.L.C., an Illinois limited liability company, having/its principal office at 365 North Larrabee, Chicago, Illinois 60610, for and in consideration Ten and No/100 dollars (\$10.0%) in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY forever to the GRANTEE, LARRABEE CHICAGO L.L.C., an Illinois limited liability company, whose mailing address is c/o SMB Development Inc., 1501 North Cleveland, Chicago, Illinois 60610, all the real estate situated in the City of Chicago, County of Cook and State of Illinois and legally described on Exhibit A attached bareto.

Permanent Real Estate Index Number (s):

17-04-324-100 (affects Parcel 1)

17-04-324-022 (affects Parcel 2)

17-04-324-023 (affects Parcel 2)

17-04-324-027 (affects Parcel 3)

(7-(4-324-099 (affects Parcel 4)

Address or Real Estate:

865 North Larrabee Chicago, Illinois 60610

Together with all and singular the hereditaments and appurtenances the cunto belonging, or in anywise pertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits of the described property, and all the estate, right, title, interest crair cor demand whatsoever, of the Grantor, either in law or equity, of, in and to the described property.

TO HAVE AND TO HOLD the described property, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors, that Grantor has not done or suffered to be done, anything whereby the described premises are, or may be, in any manner encumbered or charged, except as recited in this instrument, and that Grantor WILL WARRANT AND DEFEND, the described property against all persons lawfully claiming, or to claim the same, by, through or under Grantor subject only to the Permitted Exceptions attached to this instrument as Exhibit B.

30% 333-CT

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to this instrument by its Member, this \_\_\_\_\_ day of March, 2003.

865 NORTH LARRABEE L.L.C., an Illinois limited liability company

 $\mathbf{R}\mathbf{v}$ 

Robert Kelly, Manager

STATE OF ILLINOIS

) SS

COUNTY OF COOK

) SS )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Kelly, personally known to me to be a Member of 865 Larrabee L.L.C., an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed the foregoing instrument as a free and voluntary act as such Member for the uses and purposes therein set forth, and that the said instrument is the act and deed of said limited liability company.

GIVEN under my hand and official scal this 2 day of March, 2003.

OFFICIAL SEAL
RESECCA ABELSON
Motory Public - State of Illinois
My Commission Expires Mar 15, 2005

Respector Thelshu Notary Public

My Commission Expires:

AFTER RECORDING RETURN TO:

SEND SUBSEQUENT TAX BILLS TO:

Lee Scott Perres Marcus, Perres, Campanala & Wigoda 19 South LaSalle Street Chicago, Illinois 60603

Larrabee Chicago LLC c/o SMB Development Inc. 1501 North Cleveland Chicago, Illinois 60610 0310833191 Page: 3 of 4

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#### EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1: SUB-LOTS 8 AND 9 (EXCEPT RESPECTIVE PARTS IN ALLEY) IN THE SUBDIVISION OF LOTS 1 AND 13 IN MACKUBIN'S SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 25 FEET (EXCEPT ALLEY) OF LOT 2 AND THE SOUTH 50 FEET (EXCEPT ALLEY) OF THE NORTH 75 FEET OF SAID LOT 2 IN SAID MACKUBIN'S SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE NORTH 25 FEET OF LOT 16 (EXCEPT THAT PART THEREOF TAKEN AND USED FOR ALLEY) IN THE SUBDIVISION BY PETER HUGEL AND OTHERS OF PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, V. LINOIS.

PARCEL 4: LOTS 5, 6 AND 7 IN OHMS SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANCE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS TAKEN OR USED FOR ALLEY) IN COOK COUNTY, ILLINOIS.

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17-04-324-022 (affects Parcel 2)

17-04-324-027 (affects Parcel 3)

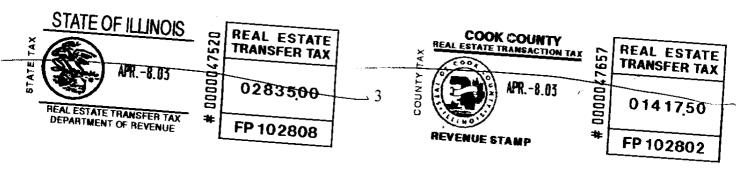
17-04-324-099 (affice s Parcel 4)

City of Chicago Dept. of Revenue 303683



Real Estate ransfer Stamp \$21,262,50

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#### EXHIBIT B

### PERMITTED EXCEPTIONS

- 1. General real estate taxes for the year 2002 not yet due and payable.
- 2. Lease with Bass Productions, Inc.

