

UNOFFICIAL COPY



0310833191

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

Prepared by

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

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 865 North Larrabee, Chicago, Illinois 60610, for and in consideration Ten and No/100 dollars (\$10.00) 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 hereto.

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)
- 17-04-324-099 (affects Parcel 4)

Address or Real Estate:

865 North Larrabee
Chicago, Illinois 60610

Together with all and singular the hereditaments and appurtenances thereto 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 claim or 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.

BOX 333-CTT

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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 1/2 OF THE SOUTHWEST 1/4 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 1/2 OF THE SOUTHWEST 1/4 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 SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOTS 5, 6 AND 7 IN OHMS SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS TAKEN OR USED FOR ALLEY) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number (s):

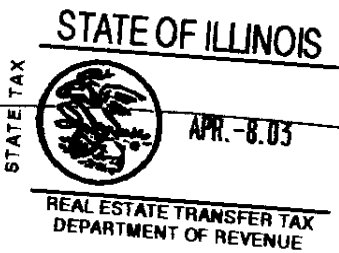
- 17-04-324-100 (affects Parcel 1)
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- 17-04-324-027 (affects Parcel 3)
- 17-04-324-099 (affects Parcel 4)

City of Chicago
Dept. of Revenue
303683

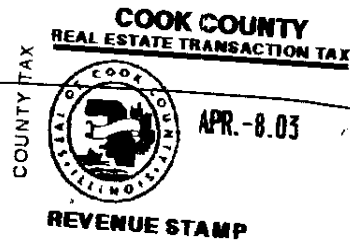


Real Estate
Transfer Stamp
\$21,262.50

03/31/2003 13:39 Batch 03184 73



REAL ESTATE TRANSFER TAX
0283500
FP 102808



REAL ESTATE TRANSFER TAX
0141750
FP 102802

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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.

Property of Cook County Clerk's Office