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Eugene "Gene" Moore Fee: \$38.00
Cook County Recorder of Deeds
Date: 05/08/2003 11:00 AM Pg: 1 of 8

SPECIAL WARRANTY DEED

THIS INDENTURE, made ^{As of} this 21 day of April, 2003, between JH Kennedy, LLC, an Illinois limited liability company, as to an undivided 25% interest, ML Kennedy, LLC, an Illinois limited liability company, as to an undivided 24% interest, CHHH Kennedy, LLC, an Illinois limited liability company, as to an undivided 22% interest, LW Kennedy, LLC, an Illinois limited liability company, as to an undivided 5% interest, MS Kennedy, LLC, an Illinois limited liability company, as to an undivided 10% interest, and BL Kennedy, LLC, an Illinois limited liability company, as to an undivided 14% interest, as tenants in common, party of the first part, and Kennedy Plaza BK, L.L.C., an Illinois limited liability company, as to an undivided 57.74% interest, and Kennedy Plaza RL, L.L.C., an Illinois limited liability company, as to an undivided 42.26% interest, as tenants in common, 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) DOLLARS and other valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, 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 County of Cook and State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

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 (or any portion thereof), against all persons lawfully claiming, or to claim the same, by, through or under him, he WILL WARRANT AND DEFEND, subject to: See Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Number(s): 13-23-410-029 and 13-23-410-030

Address(es) of real estate: Kennedy Plaza Shopping Center, 3300 W. Belmont, Chicago, Illinois

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	APR. 30. 03
# 000048476	11300.00
	FP 102808
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
COUNTY TAX	REAL ESTATE TRANSACTION TAX
	APR. 30. 03
# 000048627	05650.00
	FP 102802
REVENUE STAMP	

BOX 333-CT1

8079365, D2, CB 10 F6

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

JH KENNEDY, LLC,
an Illinois limited liability company

By: _____
James G. Hall, its Sole Member

ML KENNEDY, LLC,
an Illinois limited liability company

By: _____
Michael Lerner, its Sole Member

CHHH KENNEDY, LLC,
an Illinois limited liability company

By: _____
Charles Huzenis its Member

By: _____
Harry Huzenis its Member

LW KENNEDY, LLC,
an Illinois limited liability company

By: _____
Larry Warner, its Sole Member

MS KENNEDY, LLC,
an Illinois limited liability company

By: Michael Supera Family Limited Partnership,
Its Sole Member

By: _____
Michael Supera

BL KENNEDY, LLC,
an Illinois limited liability company

By: _____
Bernard Leviton, its Sole Member

Property of Cook County Clerk's Office

EXEMPT UNDER PROVISIONS OF PARAGRAPH
GRAPH L, SEC. 200.1-2 (B-6) OR PARA-
GRAPH L, SEC. 200.1-4 (B) OF THE
CHICAGO TRANSACTION TAX ORDINANCE.

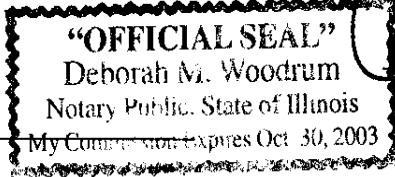
4/20/03 Supera
DATE BUYER, SELLER, REPRESENTATIVE

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Deborah M Woodrum, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James G. Haft, personally known to me to be the Sole Member, of JH Kennedy, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14 day of April, 2003.



Commission expires: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Larry D Bell, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Lerner, personally known to me to be the Sole Member, of ML Kennedy, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14 day of April, 2003.

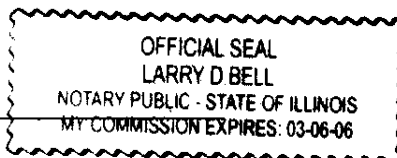


Commission expires: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Larry D Bell, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Charles Huzenis and Harry Huzenis, personally known to me to be the Members, of CHHH Kennedy, LLC, an Illinois limited liability company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument and as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14 day of April, 2003.



Commission expires: _____

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Larry D Bell, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Larry Warner, personally known to me to be the Sole Member, of LW Kennedy, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14 day of April, 2003.



[Signature]
Notary Public

Commission expires: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Larry D Bell, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Supera, personally known to me to be the _____ of Michael Supera Family Limited Partnership, the Sole Member of MS Kennedy, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 16 day of April, 2003.



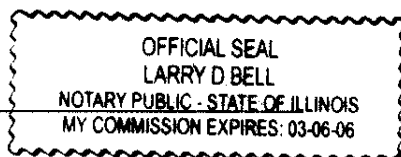
[Signature]
Notary Public

Commission expires: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Larry D Bell, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bernard Leviton, personally known to me to be the Sole Member, of BL Kennedy, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14 day of April, 2003.



[Signature]
Notary Public

Commission expires: _____

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This instrument prepared by: James G. Haft, Esq., Holland & Knight
131 South Dearborn Street, 30th Floor, Chicago, IL 60603

MAIL TO:

Adam T. Berkoff
Piper Rudnick
203 North LaSalle Street, Suite 1800
Chicago, Illinois 60601-1293

SEND SUBSEQUENT TAX BILLS TO:

Centrum Properties, Inc.
225 W. Hubbard Street, 4th floor
Chicago, Illinois 60610

RECORDER'S OFFICE BOX NO. _____

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST BELMONT AVENUE (BEING A LINE 33 FEET NORTH OF, MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF SECTION 23, AFORESAID) AND THE EAST LINE OF NORTH KIMBALL AVENUE (BEING A LINE 43 FEET EAST OF, MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF THE SOUTH EAST $\frac{1}{4}$ OF THE SOUTH EAST $\frac{1}{4}$ OF SAID SECTION 23); THENCE NORTH ALONG SAID EAST LINE OF NORTH KIMBALL AVENUE 351 FEET; THENCE NORTHEASTERLY 56.98 FEET TO A POINT IN A LINE 386.4 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF WEST BELMONT AVENUE 44.78 FEET EAST OF SAID EAST LINE OF NORTH KIMBALL AVENUE; THENCE EAST ALONG SAID PARALLEL LINE 162.03 FEET TO A POINT 206.81 FEET EAST OF THE EAST LINE OF NORTH KIMBALL AVENUE; THENCE SOUTHEASTERLY 96.55 FEET TO A POINT IN A LINE 360.67 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF WEST BELMONT AVENUE; THENCE EAST ALONG SAID PARALLEL LINE 75 FEET TO A POINT IN A LINE 374.76 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF NORTH KIMBALL AVENUE, AFORESAID; THENCE SOUTHEASTERLY 122.59 FEET ALONG A LINE DRAWN TO A POINT IN A LINE 485.02 FEET EAST OF AND PARALLEL WITH THE SAID EAST LINE OF NORTH KIMBALL AVENUE 307.50 FEET NORTH OF THE NORTH LINE OF WEST BELMONT AVENUE; THENCE CONTINUE SOUTHEASTERLY 111.44 FEET ALONG A LINE DRAWN TO A POINT IN A LINE 585.02 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTH KIMBALL AVENUE 258.68 FEET NORTH OF SAID NORTH LINE OF WEST BELMONT AVENUE; THENCE CONTINUE SOUTHEASTERLY 237.17 FEET TO A POINT IN A LINE 765.97 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF NORTH KIMBALL AVENUE, AFORESAID, 106.05 FEET NORTH OF SAID NORTH LINE OF WEST BELMONT AVENUE; THENCE SOUTH ALONG SAID PARALLEL LINE 36.05 FEET TO A POINT 70 FEET NORTH OF THE NORTH LINE OF WEST BELMONT AVENUE, AFORESAID THENCE SOUTHEASTERLY 106.50 FEET ALONG A LINE DRAWN TO A POINT IN SAID NORTH LINE OF WEST BELMONT AVENUE; 845.97 FEET EAST OF THE EAST LINE OF NORTH KIMBALL AVENUE; THENCE WEST ALONG SAID NORTH LINE 845.97 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED TRACT OF LAND THE PUBLIC STREET, DEDICATED BY DOCUMENT RECORDED MAY 12, 1982 AS DOCUMENT 26227331) IN COOK COUNTY, ILLINOIS

Commonly Known as Kennedy Plaza Shopping Center, located at the corner of Kimball Avenue and Belmont Avenue in the City of Chicago, Illinois

P.I.N. 13-23-410-029 and 13-23-410-030

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General Real Estate Taxes not yet due and payable.
2. Lease made by Kennedy Plaza Associates, L.L.C., an Illinois limited liability company, to Dominick's Finer Foods, Inc., a Delaware corporation, dated March 22, 2002, a memorandum of which was recorded March 25, 2002 as Document No. 0020333635, demising a portion of the land for a term of years beginning November 1, 1977 and ending October 31, 2007, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming be, through, or under said lessee.

Tenant has two remaining options to renew the term of the lease, each for a consecutive period of 10 years and one subsequent option to renew for one consecutive period of 5 years.
3. Unrecorded lease to Wendy City Corporation dated June 10, 1977 for a term of 28 years, and all rights thereunder of and all acts done or suffered thereunder by said lessee or by any party claiming by, through or under said lease.
4. Lease made by LaSalle National Bank, a national banking association, as trustee under Trust Agreement dated March 22, 1977 and known as Trust Number 52226 to Walgreen Co., a corporation of Illinois dated December 15, 1977 and recorded January 13, 1978 as Document 24284988 for a term of years beginning April 1, 1978 and continuing to and including May 31, 2010, and all rights thereunder of and all acts done or suffered thereunder by said lessee or by any party claiming by, through or under said lessee.
5. Unrecorded Lease to R.R. Goldman & Associates, Inc., d/b/a Discovery, dated May 1, 1989, as amended, and all parties claiming by, through and under said Lessee.
6. Lease made by LaSalle Bank National Association, as Trustee under Trust Agreement dated June 1, 1984 and known as Trust Number 108450 to Blockbuster Inc. dated September 27, 1999, a Memorandum of which was recorded May 16, 2000 as Document No. 00349020, demising the land for a term of years, beginning October 26, 1999 and ending October 31, 2004, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee.
7. Note: The following item, while appearing on this commitment/policy, is provided solely for your information.

The following environmental disclosure document(s) for transfer of real property appear of record which include a description of the land insured or a part thereof: Document Number: 97653597, Date of Recording: September 5, 1997.

8. Note: The following item, while appearing on this commitment/policy, is provided solely for your information.

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The following environmental disclosure document(s) for transfer of real property appear of record which include a description of the land insured or a part thereof: Document Number: 97828794, Date of Recording: November 5, 1997.

9. Encroachment of the concrete located mainly on the land onto the property northwest and adjoining by approximately 0.12 to 0.20 feet, and North and adjoining by approximately 0.47 feet, and west and adjoining by approximately 0.30 feet, as shown on plat of survey number 95890(Z) prepared by Certified Survey, Inc. dated December 2002.
10. Encroachment of the blacktop located mainly on the land onto the property Northeasterly and adjoining by 0.55 to 0.90 feet as shown on plat of survey number 95890(Z) prepared by Certified Survey Co. dated December 12, 2002.
11. Encroachment of the chain link fence located mainly on the land onto the property Northeasterly and adjoining by 0.53 to 1.29 feet, as shown on plat of survey number 95890(Z) prepared by Certified Survey, Inc. dated December 12, 2002.
12. Encroachment of the overhead wires located mainly on the property South and adjoining onto the land by an undisclosed amount, as shown on plat of survey number 95890(Z) prepared by Certified Survey Co. dated December 12, 2002.
13. Acts done by or suffered through the Purchaser.

CHO1 #1277194 v1