



Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 05/08/2003 03:37 PM Pg: 1 of 5

After recording return to:

Gregg Dorman, Esq
Seyfarth Shaw
55 East Monroe Street, Suite 4200
Chicago, Illinois 60603

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1ST AMERICAN TITLE Order # CP 201396 1 of 3

Stamp: To

Property of Cook County Clerk's Office

WARRANTY DEED

THE GRANTOR, **2665 NORTH HALSTED LLC**, an Illinois limited liability company, of 900 N. North Branch, Chicago, Illinois for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto **HOME DEPOT U.S.A., INC**, a Delaware corporation, whose address is 2455 Paces Ferry Road, N.W., Building C, 20th Floor, Atlanta, Georgia 30339, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

Legal Description: See Exhibit A attached hereto;

Subject to: See Exhibit B attached hereto.

Permanent Real Estate Index Numbers: See Exhibit A attached hereto.
Address of Real Estate: 2665 North Halsted Street, Chicago, Illinois.

7th IN WITNESS WHEREOF, the Grantor has made, executed and delivered this Warranty Deed as of this day of ~~April~~ MAY, 2003.

2665 NORTH HALSTED LLC, an Illinois limited liability company

By: **HALSTED HOLDINGS, LLC**, an Illinois limited liability company, its manager

By: **JDL DEVELOPMENT INTERESTS, LLC**, an Illinois limited liability company, its sole member

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
307159 \$245,625.00
05/08/2003 15:17 Batch 05020 85



By:
Print Name: James D. Letchinger
Title: Manager

5

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK

I, JANET A. LINDEMANN a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that James D. Letchinger, Manager of JDL Development Interests, LLC, an Illinois limited liability company, the sole member of Halsted Holdings LLC, an Illinois limited liability company, the Manager of 2665 North Halsted LLC, an Illinois limited liability company, personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my and official seal, this 7th day of MAY, 2003.




Notary Public

Commission expires:

3/05/05

STATE TAX




STATE OF ILLINOIS
MM - 8.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000051651

REAL ESTATE TRANSFER TAX
32750.00
FP326660

COUNTY TAX



COOK COUNTY
REAL ESTATE TRANSFER TAX
MM - 8.03

REVENUE STAMP

0000102663

REAL ESTATE TRANSFER TAX
16375.00
FP326670

REORDER ITEM #: TX-1000 LABEL

UNOFFICIAL COPYEXHIBIT A

THE SOUTH 20 FEET OF LOT 2, ALL OF LOTS 3 TO 16, TOGETHER WITH THAT PART OF LOT 17 LYING NORTH OF A LINE 1.85 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 17, ALL IN BLOCK 2 IN THE SUBDIVISION OF OUTLOT 'E' IN WRIGHTWOOD IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

EXCEPT THAT PART LYING BETWEEN THE ELEVATIONS OF 17.99 FEET AND 34.14 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 2; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID BLOCK, 325.24 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS EAST ALONG SAID WESTERLY EXTENSION, 3.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 53 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE, 50.33 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 14.31 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE, 50.97 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 10 SECONDS WEST ALONG SAID CENTERLINE, 4.31 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE, 4.02 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 16.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE, 5.51 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 2.00 FEET; THENCE SOUTH 39 DEGREES 42 MINUTES 10 SECONDS WEST ALONG SAID CENTERLINE, 22.94 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE, 16.71 FEET; THENCE NORTH 57 DEGREES 22 MINUTES 03 SECONDS WEST ALONG SAID CENTERLINE, 33.28 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE, 32.94 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 10 SECONDS WEST, 0.79 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS WEST, 16.50 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 10 SECONDS WEST, 26.83 FEET TO THE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PART LYING BETWEEN THE ELEVATIONS OF 35.45 FEET AND 51.51 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 2; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID BLOCK, 307.24 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF A PARTY WALL; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS EAST, 0.76 FEET ALONG SAID WESTERLY EXTENSION TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 53 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE, 5.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 0.69 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE, 94.84 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 27.29 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE, 4.65 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 16.02 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 50 SECONDS EAST ALONG SAID CENTERLINE, 9.62 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 1.86 FEET; THENCE SOUTH 39 DEGREES 42 MINUTES 10 SECONDS WEST ALONG SAID CENTERLINE, 23.12 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE, 15.20 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 10 SECONDS EAST ALONG SAID CENTERLINE, 29.37 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50

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SECONDS WEST, 29.66 FEET TO THE CENTERLINE OF A PARTY WALL; THENCE NORTH 00 DEGREES 06 MINUTES 10 SECONDS WEST ALONG SAID CENTERLINE, 8.79 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS WEST ALONG SAID CENTERLINE, 32.79 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 10 SECONDS WEST, 37.20 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 50 SECONDS WEST, 21.66 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 10 SECONDS WEST, 47.00 FEET TO THE POINT OF BEGINNING;

ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2665 NORTH HALSTED STREET, CHICAGO, ILLINOIS

PINS: 14-28-302-002
14-28-302-003
14-28-302-004
14-28-302-056
14-28-302-057
14-28-302-007
14-28-302-008

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Exceptions

1. 30 FOOT BUILDING LINE ALONG THE WESTERLY LINE OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 17, 1879 AS DOCUMENT 237246.
2. VIOLATION OF 30 FOOT BUILDING LINE BY UP TO 30 FEET AS SHOWN ON SURVEY MADE BY COMPASS LAND SURVEYING AND MAPPING DATED APRIL 7, 2003 AS PROJECT NO. 8525.06.
3. PARKING FACILITY OPERATION AND EASEMENT AGREEMENT DATED MARCH 12, 2002 AND RECORDED MARCH 28, 2002 AS DOCUMENT 0020357475 MADE BY AND BETWEEN 2665 NORTH HALSTED LLC, L.I. DEVELOPMENT LLC, AND J & A HOLDINGS CORPORATION.
4. EASEMENT AGREEMENT DATED APRIL 2, 2002 AND RECORDED APRIL 3, 2002 AS DOCUMENT 0020378335 MADE BY AND BETWEEN 2665 NORTH HALSTED LLC, L.I. DEVELOPMENT LLC, AND J & A HOLDINGS CORPORATION.
5. CONSTRUCTION, OPERATION RESTRICTION AND EASEMENT AGREEMENT DATED FEBRUARY 11, 2002, AND RECORDED _____, 2003 AS DOCUMENT NO. _____ MADE BY AND BETWEEN HOME DEPOT U.S.A., INC. AND 2665 NORTH HALSTED LLC, AND ADJOINING OWNERS, RIGHTS OF FIRST OFFER TO PURCHASE AND PROVISIONS FOR LIENS.
6. ENCROACHMENT OF THE FOLLOWING MATTER LOCATED MAINLY ON PROPERTY NORTH AND ADJOINING OVER AND ONTO LOT 2 AS DISCLOSED BY SURVEY MADE BY COMPASS LAND SURVEYING AND MAPPING DATED APRIL 7, 2003 AS PROJECT NO. 8525.06: 2 STORY FRAME PORCH 0.60 TO 0.71 FEET SOUTH.
7. ENCROACHMENT OF THE FOLLOWING MATTER LOCATED MAINLY ON PROPERTY SOUTH AND ADJOINING OVER AND ONTO THE LAND AS DISCLOSED BY SURVEY MADE BY COMPASS LAND SURVEYING AND MAPPING DATED APRIL 7, 2003 AS PROJECT NO. 8525.06; ELECTRIC METERS 1.15 AND 0.33 FEET NORTH.
8. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.

Prepared by:

Janet A. Lindeman, Esq.
Piper Rudnick
203 North LaSalle Street, Suite 1800
Chicago, Illinois 60601