

UNOFFICIAL COPY

This instrument prepared by:

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Piper Rudnick
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601



0313702319

Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/19/2003 02:38 PM Pg: 1 of 4

After recording return to and mail
tax bills to:

Edgewater Square LLC
c/o CA Development, Inc.
3880 North Milwaukee
Chicago, Illinois 60641
Attn.: J. Paul Bertsche

This space reserved for Recorder's use only.

DEED

PGR PROPERTIES, INC., an Illinois corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid in hand to Grantor by **EDGEWATER SQUARE LLC**, an Illinois limited liability company, ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain tract of land located in Cook County, more particularly described in Exhibit A attached hereto and incorporated herein by this reference, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets and alleys adjacent thereto (herein collectively called the "Real Property").

This conveyance is made by Grantor and accepted by Grantee subject to all covenants, conditions, restrictions, and other matters of record in the office of the County Recorder of Cook County, Illinois, and all unpaid taxes and assessments, known or unknown (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

Grantee, by its acceptance hereof, does hereby assume and agree to pay all ad valorem taxes pertaining to the Real Property for the calendar year 2002 and subsequent years.

BOX 333-CTI

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This Deed may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same agreement.

Address: 94,600 square feet of vacant land along West Rosehill Drive and North Clark Street and West Edgewater Avenue and North Ashland Avenue.

Permanent Index Number(s): 14-06-406-011-0000
14-06-406-029-0000
14-06-406-043-0000
14-06-408-011-0000
14-06-408-033-0000
14-06-408-034-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION****Parcel 1:**

Lots 8, 9 and 10 (except that part conveyed to the City of Chicago for widening streets by deeds recorded as Document Numbers 9225038 and 9225039) and Lots 11, 12, 13, 14, and 15 and the vacated alley lying East and adjoining Lot 11 and West of and adjoining Lots 8 through 10 in the Resubdivision of Block 7 in Barrett and Galloway's Resubdivision of Blocks 7, 8 and 9 in Henry Town in the East 1/2 of the Southeast 1/4 of Section 6, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

That part of Lots 2, 3, 6 and 7 and the East 45 feet lying immediately east of said Lots 6 and 7 in the Town of Clarendon in Sections 6 and 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois as set forth in Plat of Subdivision recorded on May 18, 1855 (Ante Fire)

Falling within the following described tract: the South 100 feet of the North 278.52 feet of the East 246.95 feet of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian (except alleys and that part taken for widening of North Clark Street), in Cook County, Illinois.

Parcel 3:

Lots 1, 2, 3, 4 and 5 (except that part taken by or conveyed to the City of Chicago for Street Purposes) in Block 3 in Ashland Avenue and Clark Street Addition to Edgewater, being a Subdivision in parts of Section 5 and 6 Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

City of Chicago

Dept. of Revenue

307305

05/12/2003 10:49 Batch 05330 11



Real Estate

Transfer Stamp

\$39,375.00