

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Corporation to Corporation)



Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/18/2003 12:00 AM Pg: 1 of 4.

CC 21410 105 AIC/43

MAIL TO:
~~Anthony Licata, Esq.~~ *Robert H. Block*
~~Shefsky and Froelich~~ *Attorney at Law*
~~444 North Michigan Avenue~~ *730 N. La Salle*
~~Suite 2500~~ *Suite 500*
~~Chicago, Illinois 60611~~ *Chicago IL 60610*

NAME & ADDRESS OF TAXPAYER:
1121 W. Van Buren, LLC
1121-1135 West Van Buren Street
Chicago, Illinois 60607

THIS INDENTURE, made this 15 day of July, 2003, between **ARCHIBALD CANDY CORPORATION**, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois ("Grantor"), and **1121 W. VAN BUREN, LLC**, an Illinois limited liability company, having an address at 1121-1135 West Van Buren Street, Chicago, Illinois ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, all the following described Real Estate situated in the County of Cook, the 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 thereto 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 Grantor, 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 Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) special taxes or assessments for improvements not yet completed; (e) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (f) general taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2002 and subsequent; and to all other title exceptions disclosed on the title commitment except those which Grantor agrees to remove.

Permanent Real Estate Index Number(s): 17-17-229-006 thru 17-17-229-016
Property Address: 1121-1135 West Van Buren Street, Chicago, Illinois 60607

City of Chicago
Dept. of Revenue
313482
07/18/2003 15:29 Batch 03730 88



Real Estate
Transfer Stamp
\$11,250.00

First American Title
Order # _____

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its _____ Vice President, the day and year first above written.

ARCHIBALD CANDY CORPORATION, a Delaware corporation

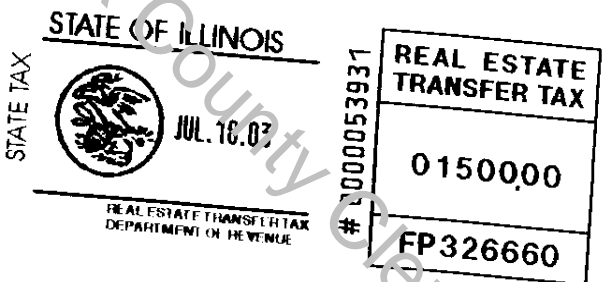
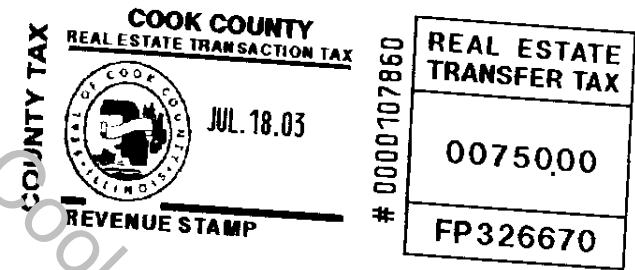
By: [Signature]

Name: Alan W. Petrik
Its: Vice President

NOTE: PLEASE TYPE OR PRINT NAME(S) BELOW ALL SIGNATURE(S)

NAME & ADDRESS OF PREPARER:

John R. Grier, Esq.
Winston & Strawn
35 West Wacker Drive
Chicago, IL 60601



STATE OF ILLINOIS }
 } SS.
COUNTY OF COOK }

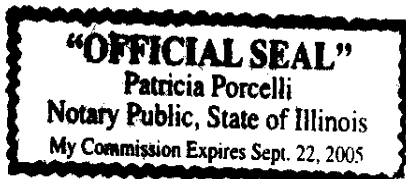
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Alan W. Petrik, personally known to me to be the Vice President of ARCHIBALD CANDY CORPORATION, a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President, he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of July, 2003.

Patricia Porcelli
Notary Public

[NOTARIAL SEAL]

My Commission Expires: 9-22-05



UNOFFICIAL COPYEXHIBIT A**LEGAL DESCRIPTION:**

LOT 5 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH ALONG THE EAST LINE OF LOT 5 FOR A DISTANCE OF 22.7 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID LOT 5, SAID POINT BEING 26.9 FEET NORTH OF THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 5 TO THE POINT OF BEGINNING), 6, 7 (EXCEPT THAT PART OF LOTS 6 AND 7 IN CONGRESS STREET), 8, (EXCEPT THAT PART OF LOT 8 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 FOR A DISTANCE OF 35.3 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID LOT 8, SAID POINT BEING 39.5 FEET NORTH OF THE SOUTH LINE OF SAID LOT 8; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 8 TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING), 9, 10 (EXCEPT THAT PART OF LOTS 9 AND 10 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 9, FOR A DISTANCE OF 39.5 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID LOT 9, SAID POINT BEING 43.7 FEET NORTH OF THE SOUTH LINE OF SAID LOT 9; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID LOT 10, SAID POINT BEING 47.9 FEET NORTH OF THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 10 TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 9 AND 10 TO THE PLACE OF BEGINNING), 11 (EXCEPT THAT PART OF SAID LOT 11 LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID LOT 11, 47.9 FEET NORTH OF THE SOUTHEAST CORNER TO A POINT 52.2 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 11), 12, (EXCEPT THAT PART OF LOT 12 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 12, FOR A DISTANCE OF 52.2 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID LOT 12; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 12 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 12 TO THE PLACE OF BEGINNING), THAT PART OF LOT 13 LYING NORTHERLY OF A STRAIGHT LINE EXTENDING FROM A POINT IN THE EAST LINE OF SAID LOT, SAID POINT BEING 56.4 FEET NORTH OF THE SOUTH LINE OF SAID LOT, THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID LOT, THE LAST MENTIONED POINT BEING 60.6 FEET NORTH OF THE SOUTH LINE OF SAID LOT), LOT 14 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 14, FOR A DISTANCE OF 60.6 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT ON THE WEST LINE OF SAID LOT 14, SAID POINT BEING 64.8 FEET NORTH OF THE SOUTH LINE OF SAID LOT 14; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 14 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 14 TO THE POINT OF BEGINNING),

/

First American Title

Order # _____

UNOFFICIAL COPY

15 AND 16 (EXCEPT THAT PART OF LOTS 15 AND 16 TAKEN FOR CONGRESS EXPRESSWAY) ALL IN C. J. HULL'S SUBDIVISION OF BLOCK 27 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- 17-17-229-006
- 17-17-229-007
- 17-17-229-008
- 17-17-229-009
- 17-17-229-010
- 17-17-229-011
- 17-17-229-012
- 17-17-229-013
- 17-17-229-014
- 17-17-229-015
- 17-17-229-016

Property Address: 1121-1135 W. Van Buren Street
Chicago, IL 60607