

UNOFFICIAL COPY



Chicago Title Insurance Company

SPECIAL WARRANTY DEED



0323445129

Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds

Date: 08/22/2003 12:18 PM Pa: 1 of 4

WARRANT 01031895
2 2 7 [Signature]

THIS INDENTURE, made this 20th day of August, 2003 between 560-566 Lake Building, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Timber Loft Partners, an Illinois general partnership,

(GRANTEE'S ADDRESS) 208 S. La Salle Street, Suite 1100, Chicago, Illinois 60604

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Operating Agreement of said limited liability company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois, **Near North National Title Corp**
222 North LaSalle Street
Chicago, Illinois 60601

See Legal Description Attached

SUBJECT TO: real estate taxes not due as of the Closing Date; covenants, conditions and restrictions of record; easements created by the Easement and Operating Agreement dated November 1, 2001 and recorded December 3, 2001 as Document Number 0011132377 by and among United Way/Crusade of Mercy, an Illinois not-for-profit corporation, and 560-566 Lake Building, LLC, the Property B Easement and Operating Agreement dated December 13, 2001 and recorded January 11, 2002 as Document Number 0020048635 by and among 560-566 Lake Building, LLC, James Ascot, an individual, and Midwest Real Property Company-566 W. Lake Street, LLC, an Illinois limited liability company, and all other public, private and utility easements; encroachments, if any; party walls and party wall rights, if any; and acts done or suffered by or through Purchaser.

Permanent Real Estate Index Number(s): 17-09-315-017

Address(es) of Real Estate: 566 West Lake Street, Fourth Floor West, Chicago, Illinois 60661

Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 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 FOREVER DEFEND**.

UNOFFICIAL COPY

560-566 Lake Building, LLC

By: HSF Corporation, it Manager

Nunzio Casalino

By: Its President

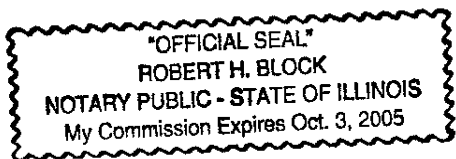
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, Robert H. Block, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nunzio Casalino, personally known to me to be the President of HSF Corporation, Manager of 560-566 Lake Building, LLC, an Illinois limited liability company, and personally known to me to be the President of said corporation and personally known to me to the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager and he signed and delivered the instrument pursuant to authority given by the Operating Agreement of said limited liability company as its free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

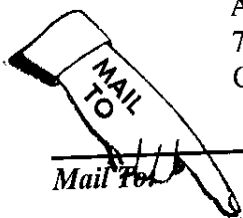
Given under my hand and notarial seal this 20th day of August, 2003.

Robert H. Block

Notary Public



Prepared By: Robert H. Block
Attorney at Law
730 North La Salle Street, Suite 500
Chicago, Illinois 60610



Mail To:

Jeffrey Rappin
Timber Loft Partners
566 W. Lake Street, Suite 4W
Chicago, Illinois 60661
Name & Address of Taxpayer:
Jeffrey Rappin
Timber Loft Partners
566 W. Lake Street, Suite 4W
Chicago, Illinois 60661

Near North National Title Corp
222 North LaSalle Street
Chicago, Illinois 60601

UNOFFICIAL COPY

LEGAL DESCRIPTION

Parcel 1:

Lot 4 in West Lake Subdivision, being a resubdivision of Lots 2, 3, 4 and 5 in the Subdivision of Lots 6 and 7 in Block 24 in Original Town of Chicago in the South part of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, except the following described land:

That part of Lot 4, lying East of the Centerline of an existing party wall which is drawn from a point on the South line of said Lot 4, distant measured 60.69 easterly from the Southwest corner of said Lot 4 to a point on the North line of said Lot 4, distant measured 60.96 Easterly from the Northwest corner of said Lot 4 in West Lake Subdivision, being a Resubdivision of Lots 2, 3, 4 and 5 in the Subdivision of Lots 6 and 7 in Block 24 in Original Town of Chicago in the South part of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 created by Easement and Operating Agreement dated November 1, 2001 between United Way/Crusade of Mercy, an Illinois not-for-profit corporation, and 560-566 Lake Building, LLC, an Illinois limited liability company, which document was recorded with the Cook County Recorder of Deeds on December 3, 2001 as document no. 0011132377, in, to, over, upon and through portions of the land and improvements described as follows:

Lots 1, 1A, 1B, 1C, 2, 3, 4, 5, 6 and 7 in West Lake Subdivision, being a Resubdivision of Lots 2, 3, 4 and 5 in the Subdivision of Lots 6 and 7 in Block 24 in Original Town of Chicago in the South part of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.


Parcel 3:


Easements for the benefit of Parcel 1 created by Property B Easement and Operating Agreement dated December 13, 2001 among 560-566 Lake Building, LLC, an Illinois limited liability company, James Ascot and Midwest Real Property - 566 W. Lake Street, LLC, an Illinois limited liability company, which document was recorded with the Cook County, Illinois Recorder of Deeds on January 11, 2002 as document no. 0020048635, in, to, over, upon and through portions of the land and improvements described as follows:

Lot 2 in West Lake Subdivision, being a Resubdivision of Lots 2, 3, 4 and 5 in the Subdivision of Lots 6 and 7 in Block 24 in Original town of Chicago in the South part of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

City of Chicago
Dept. of Revenue
316339
08/22/2003 12:00 Batch 10209 26

Real Estate
Transfer Stamp
\$6,562.50




STATE TAX	STATE OF ILLINOIS	# 0000055162	REAL ESTATE TRANSFER TAX
	AUG. 22. 03		0087500
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660
			

UNOFFICIAL COPY

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

 **AUG. 22. 03**

REVENUE STAMP

0000140397

REAL ESTATE TRANSFER TAX
0043750
FP326670

Property of Cook County Clerk's Office