

UNOFFICIAL COPY

This instrument prepared by, and after recording, please return to:

Joan T. Berg
Schain, Burney, Ross
& Citron, Ltd.
222 North LaSalle Street
Suite 1910
Chicago, Illinois 60601



Doc#: 0329003080
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 10/17/2003 02:30 PM Pg: 1 of 5

Mail subsequent tax bills to:

Lakeside on the Park, L.L.C.
1440 West Taylor Street
Chicago, Illinois 60607

GIT 4329693 117

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and granted October 16, 2003 by **CENTRAL STATION, L.L.C.**, an Illinois limited liability company, duly authorized to transact business in the State of Illinois, ("Grantor"), to and in favor of

LAKESIDE ON THE PARK, L.L.C., an Illinois limited liability company ("Grantee")

The Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of Grantor by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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 the 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 the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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, against all persons lawfully claiming, or to claim the same, by through or under it, it **WILL WARRANT AND DEFEND**, subject to: **SEE ATTACHED EXHIBIT "B"**.

Permanent Real Estate Index Number: part of 17-22-102-019-0000

Address(es) of Real Estate: Vacant land near the NWC of East 13th St. and South Indiana Avenue, Chicago, Illinois

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this ___ day of September, 2003.

CENTRAL STATION, L.L.C.,
an Illinois limited liability company

By: Fogelson Properties, Inc., an Illinois corporation
It: Manager

By: _____
Name: Gerald W. Fogelson
Title: President

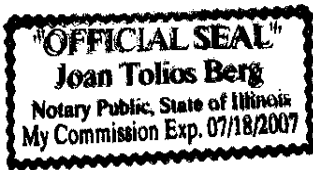
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Gerald W. Fogelson, personally known to me to be the President of Fogelson Properties, Inc., Manager of Central Station, L.L.C., and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared, before me this day in person and severally acknowledged that as Manger, he signed and delivered the said instrument pursuant to the Operating Agreement of the Company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of September, 2003.

Commission expires July 18 2007

Joan Tolios Berg
Notary Public



By: Forest City Central Station, Inc., an Ohio corporation
Its: Manager

By: _____
Name: _____
Title: _____

State of Ohio, County of _____ ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ President of Forest City Central Station, Inc., Manager of Central Station, L.L.C., and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared, before me this day in person and severally acknowledged that as Manger, he signed and delivered the said instrument pursuant to the Operating Agreement of the Company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of September, 2003.

Commission expires _____ 20____

NOTARY PUBLIC

This instrument was prepared by: Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street - Suite 1910
Chicago, Illinois 60601

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this ___ day of September, 2003.

CENTRAL STATION, L.L.C.,
an Illinois limited liability company

By: Fogelson Properties, Inc., an Illinois corporation
It: Manager

By: _____
Name: Gerald W. Fogelson
Title: President

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Gerald W. Fogelson, personally known to me to be the President of Fogelson Properties, Inc., Manager of Central Station, L.L.C., and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared, before me this day in person and severally acknowledged that as Manger, he signed and delivered the said instrument pursuant to the Operating Agreement of the Company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of September, 2003.

Commission expires _____ 20_____
Notary Public

By: Forest City Central Station, Inc., an Ohio corporation
Its: Manager

By: David J. LaRue
Name: David J. LaRue
Title: Vice President

State of Ohio, County of Cuyahoga ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that David J. LaRue, personally known to me to be the Vice President of Forest City Central Station, Inc., Manager of Central Station, L.L.C., and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared, before me this day in person and severally acknowledged that as Manger, he signed and delivered the said instrument pursuant to the Operating Agreement of the Company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of September, 2003.

Commission expires _____ 20_____
Denise M. Scaglione
NOTARY PUBLIC

This instrument was prepared by: Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street - Suite 1910
Chicago, Illinois 60601



Denise M. Scaglione, Notary Public
STATE OF OHIO
My Commission Expires April 21, 2007

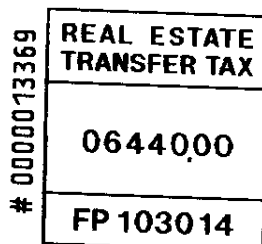
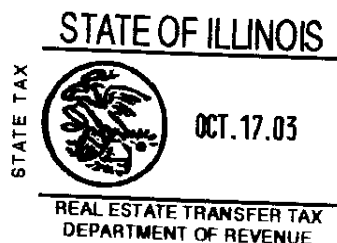
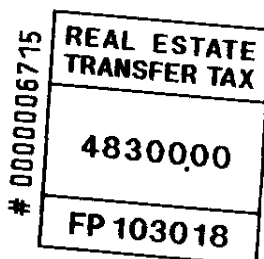
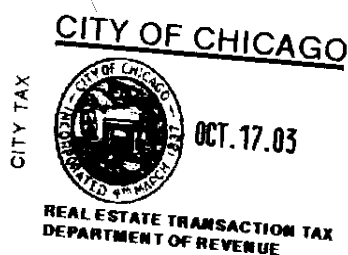
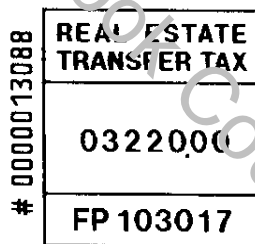
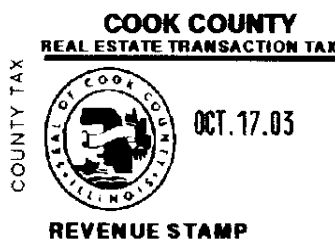
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EXHIBIT "A"

LEGAL DESCRIPTION

That part of certain lots, blocks, streets, private streets and alleys and part of the lands of the Illinois Central Railroad Company all in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, said tract being described as follows:

commencing at the intersection of the East line of South Michigan Avenue with the South line of Roosevelt Road as dedicated per Document No. 93954909; thence North 89 degrees 55 minutes 25 seconds East along said South line 324.58 feet to the West line of South Indiana Avenue as dedicated per Document No. 93754909; thence South 00 degrees 01 minutes 19 seconds West along the West line of South Indiana Avenue, aforesaid, 265.78 feet to the point of beginning; thence South 00 degrees 01 minutes 19 seconds West along the West line of South Indiana Avenue, aforesaid, 260.00 feet to a point being on the Easterly extension of the North line of East 13th Street; thence South 89 degrees 58 minutes 42 seconds West along the Easterly extension of the North line of East 13th Street, aforesaid, 140.00 feet; thence North 00 degrees 01 minutes 19 seconds East 260.00 feet; thence North 89 degrees 58 minutes 42 seconds East 140.00 feet to the point of beginning, in Cook County, Illinois.



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EXHIBIT "B" **PERMITTED EXCEPTIONS**

1. Real Estate Taxes not yet due and payable.
2. Reciprocal Easement Agreement for Central Station and Weldon Yards dated March 1, 1996 and recorded March 12, 1996 as document number 96189122 for underground sewer and water lines; for access, ingress and egress to and from the Metra Property; and for construction maintenance, repair and replacement of roadway improvements, the terms, provisions and conditions as contained therein.
3. Rights of the City of Chicago Department of Public Works in and to Chicago freight tunnels located in the land as disclosed by letter dated September 30, 1988 and as shown on freight tunnel atlas attached thereto and as shown on survey number 972423 aforesaid, recorded as document number 03005776.
4. Central Station Redevelopment Agreement dated November 1, 1991 and recorded November 1, 1991 as document number 31574409 and the First Amendment to Central Station Redevelopment Agreement dated November 1, 1991 and recorded December 23, 1994 as document number 04071129, the terms, conditions and restrictions as contained therein.
5. Rights of utilities and the municipality in and to use and maintenance of wood poles, electric boxes, overhead wires and manholes and related or connected underground facilities as shown on survey number 10311, dated January 8, 2003, made by Gremley & Biedermann, Inc.
6. Rights of the City of Chicago Department of Water in and to water distribution facilities located in the land as disclosed by letter dated October 31, 1983 and shown on several atlas pages from the Department of Water.
7. Fiber Optic Cable Agreement dated April 12, 1990 and recorded April 18, 1990 as document 90174135 made by Chicago Title and trust Company, as Trustee under Trust Agreement dated March 1, 1990 and known as Trust Number 1080000 and Illinois Central Railroad Company regarding right to install up to three additional fiber optic cables in the area in which existing cables are installed subject to right of relocation.
8. Near South Tax Increment Financing Redevelopment Project Area, dated May 24, 1991 and is subject to the terms, conditions and provisions contained therein.
9. Special service area as disclosed by ordinance recorded as document number 91075841 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
10. Grant of Non-Exclusive Access Easement (Alley Easement) dated September 30, 2003, between Central Station, L.L.C., an Illinois limited liability company and 1229 Company, L.L.C., an Illinois limited liability company.
11. Declaration of No-Build Zones and Maintenance Easement dated September 30, 2003, by Central Station, L.L.C., an Illinois limited liability company and 1229 Company, L.L.C., an Illinois limited liability company.
12. Grant of Access Easement (Driveway Easement) dated September 30, 2003, by Central Station, L.L.C., an Illinois limited liability company, 1229 Company, L.L.C., an Illinois limited liability company, and 1255 Company, L.L.C., an Illinois limited liability company.