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Prepared by and after
recording return to:
Thomas G. Jaros
Levenfeld Pearlstein
2 N. LaSalle Suite 1300
Chicago, Illinois 60602



Doc#: 0334633151
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 12/12/2003 09:45 AM Pg: 1 of 5

8168313 AT JANGELARKIS 0 of 10

(The Above Space for Recorders Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 29th day of October, 2003, by CHEDER LUBAVITCH HEBREW DAY SCHOOL, INC., an Illinois not-for-profit corporation (the "Grantor") having an address of 5201 W. Howard, Skokie, Illinois, to PARK/MAIN LLC, an Illinois limited liability company, (the "Grantee") having an address of c/o Forum Properties, Inc., 3700 W. Devon Ave., Suite A, Lincolnwood, IL 60712.

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Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, pursuant to proper authority, hereby grants, bargains sells and conveys solely unto Grantee, all right, title and interest of Grantor in the following described property (collectively the "Property"):

See Exhibit A attached

Exempt under the provisions of Paragraph B 31-45 of the Property Tax Code - 35 ILCS 200 ¶ 31-45.

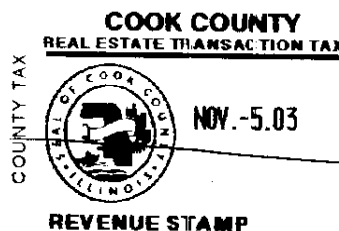
TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever, subject to the exceptions listed on Exhibit B attached hereto.

AND Grantor hereby covenants with Grantee, and its successors, heirs and assigns, that Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the exceptions listed on Exhibit B attached hereto.

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Paid: \$4410.00
Skokie Office 10/28/03

BOX 333-CTI

NGEDOCs :949295.2CHDB04 13103787.2 091903
0827C 03174315



REAL ESTATE TRANSFER TAX
0073500
FP 102802

0000059181

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IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered by its duly authorized signatory, as of the day and year first above written.

CHEDER LUBAVITCH HEBREW DAY SCHOOL, INC., an Illinois not-for-profit corporation

By: _____

Name: Isaac Wolf

Its: Authorized Signatory

Send subsequent tax bills to:
Forum Properties, Inc.
3700 W. Devon Ave. Suite A
Lincolnwood, Illinois 60712

STATE OF Illinois)
) SS
COUNTY OF Cook)

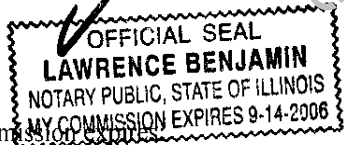
I, LAWRENCE BENJAMIN, a notary public in and for said County, in the State aforesaid, do hereby certify that Isaac Wolf, personally known to be to be the Authorized Signatory of Cheder Lubavitch Hebrew Day School, Inc., an Illinois not for profit corporation and personally known to be to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Authorized Signatory, he signed and delivered the said instrument pursuant to authority, as his/her 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 October, 2003.

Lawrence Benjamin
Notary Public

[SEAL]

My commission expires _____



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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF METROPOLITAN'S HOWARD-LARAMIE GARDENS, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 9328383, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 1 IN SAID METROPOLITAN'S HOWARD-LARAMIE GARDENS; THENCE SOUTH 00 DEGREES, 48 MINUTES, 14 SECONDS WEST ALONG THE WEST LINE OF LARAMIE AVENUE, A DISTANCE OF 268.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 44 MINUTES, 07 SECONDS WEST, A DISTANCE OF 174.92 FEET; THENCE NORTH 00 DEGREE, 15 MINUTES, 53 SECONDS EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 11.79 FEET; THENCE NORTH 89 DEGREES, 44 MINUTES, 07 SECONDS WEST, A DISTANCE OF 259.25 FEET TO THE SOUTHWEST CORNER OF LOT 27 IN BLOCK 1 IN SAID METROPOLITAN'S HOWARD-LARAMIE GARDENS; THENCE SOUTH 18 DEGREES, 43 MINUTES, 31 SECONDS EAST, A DISTANCE OF 69.80 FEET TO THE NORTHWEST CORNER OF LOT 34 IN BLOCK 2 IN SAID METROPOLITAN'S HOWARD-LARAMIE GARDENS; THENCE SOUTH 00 DEGREE, 48 MINUTES, 14 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 34, A DISTANCE OF 60.91 FEET; THENCE SOUTH 54 DEGREES, 00 MINUTE, 35 SECONDS EAST, A DISTANCE OF 135.28 FEET TO THE NORTH LINE OF LOT 16 IN SAID BLOCK 2; THENCE SOUTH 89 DEGREES 44 MINUTES 07 SECONDS EAST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF LOTS 15 AND 14 IN SAID BLOCK 2, A DISTANCE OF 69.32 FEET OF THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 00 DEGREE, 48 MINUTES, 14 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 49.31 FEET; THENCE SOUTH 54 DEGREES, 03 MINUTES, 13 SECONDS EAST, A DISTANCE OF 127.89 FEET TO THE SOUTH LINE OF SAID BLOCK 2; THENCE SOUTH 89 DEGREES, 44 MINUTES, 07 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 126.48 FEET TO THE SOUTHEAST CORNER OF LOT 10 IN SAID BLOCK 2; THENCE NORTH 00 DEGREE, 48 MINUTES, 14 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 2 AND THE NORTHERLY EXTENSION THEREOF, ALSO BEING THE WEST LINE OF LARAMIE AVENUE, A DISTANCE OF 318.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PINS: 10-28-303-042 (partial) 10-28-303-043 (partial) 10-28-307-043
 10-28-307-044 10-28-307-045 10-28-307-046

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes not yet due and payable and forfeited taxes for the year 1990.
2. Any exception by reason of any act or omission of Grantee and/or Forum Properties, Inc. together with their affiliates or by reason of the Land Use Modifications (as defined in the Purchase and Sale Agreement dated March 13, 2003 between Grantor and Forum Properties, Inc.).
3. Declaration of Easements and Restrictions between Grantor and Grantee.
4. Covenants, conditions and restrictions contained in agreement for purchase between The Metropolitan Realty Company and Esther B. Olson dated December 5, 1928 recorded July 12, 1930 as Document Number 10703225, relating to, among other things, construction, materials, location, purposes and type of buildings to be erected on the land.
5. Covenants, conditions and restrictions contained in Deed from Chicago Trust Company as Trustee under Trust Number 1609 to Gustav Edward Johnson dated April 26, 1930 recorded May 20, 1930 as Document Number 10664023, relating to, among other things, construction, location and type of buildings to be erected on the land, and discloses a 15 ft. building line.
6. Covenants, conditions and restrictions contained in Deed from Central Republic Bank and Trust Company (successor by consolidation to Chicago Trust Company) as Trustee under Trust Number 1609 to Rebecca Malina and Lillie Marks dated February 19, 1932 recorded June 20, 1932 as Document Number 11105579, relating to, among other things, construction, location and type of buildings to be erected on the land, and discloses a 15 ft. building line.
7. Covenants, conditions and restrictions contained in Deed from Chicago Trust Company as Trustee under Trust Number 1609 to Mary Tirie dated June 7, 1930 recorded July 11, 1930 as Document Number 10702237, relating to, among other things, construction, location and type of buildings to be erected on the land, and discloses a 15 ft. building line.
8. Covenants, conditions and restrictions contained in the Deeds from Chicago Trust Company as Trustee under Trust Number 1609 to Anna Meier and Robert Meier, her husband, dated November 13, 1929 recorded January 15, 1930 as Document Number 10574123 conveying 1/2 interest and to Paul Puckorius and Lucy Puckorius, his wife, dated November 13, 1929 recorded January 15, 1930 as Document Number 10574124 conveying 1/2 interest, relating to, among other things, construction, location and type of buildings to be erected on the land, and discloses a 15 ft. building line.
9. Covenants, conditions and restrictions contained in Deed from Central Republic Bank and Trust Company (successor by consolidation to Chicago Trust Company) as Trustee under Trust Number 1609 to Emilie Kromholz dated December 23, 1931 recorded February 3, 1932 as Document Number 11041295, relating to, among other things, construction, location and type of buildings to be erected on the land, and discloses a 15ft. building line.
10. Covenants, conditions and restrictions contained in Deed from Central Republic Bank and Trust Company (successor by consolidation to Chicago Trust Company) as Trustee under Trust Number 1609 to Bessie Adenberg dated June 24, 1932 recorded November 24, 1943 as Document Number 13182502, relating to, among other things, construction, location and type of buildings to be erected on the land, and discloses a 15 ft. building line.
11. Covenants, conditions and restrictions contained in Deed from Central Republic Bank and Trust Company (successor by consolidation to Chicago Trust Company) as Trustee under Trust Number 1609 to Mary

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Basich dated April 19, 1932 recorded July 5, 1932 as Document Number 1111374, relating to, among other things, construction, location and type of buildings to be erected on the land, and discloses a 15ft. building line.

12. Covenants, conditions and restrictions contained in Deed from Chicago Trust Company as Trustee under Trust Number 1609 to Mary F. Little and Gladys Little, dated September 23, 1929 recorded October 9, 1929 as Document Number 10502223, relating to, among other things, construction, location and type of buildings to be erected on the land, and discloses a 15 ft. building line.

13. Covenants, conditions and restrictions contained in Deed from Chicago Trust Company as Trustee under Trust Number 1609 to Rose E. Schneller dated September 6, 1929 recorded October 2, 1929 as Document Number 10496224, relating to, among other things, construction, location and type of buildings to be erected on the land, and discloses a 15 ft. building line.

14. Covenants, conditions and restrictions contained in Deed from Chicago Trust Company as Trustee under Trust Number 1609 to Joseph E. Hartman and Helen Hartman, his wife, dated September 16, 1929 recorded September 21, 1929 as Document Number 10486470, relating to, among other things, construction, location and type of buildings to be erected on the land, and disclose a 15 ft. building line.

15. Covenants, conditions and restrictions contained in Deed from Central Republic Trust Company formerly Central Republic Bank and Trust Company (successor by consolidation to Chicago Trust Company) as Trustee under Trust Number 1609 to John Conway and Margaret Conway, his wife, dated March 31, 1933 recorded May 3, 1933 as Document Number 11230735, relating to, among other things, construction, location and type of buildings to be erected on the land, and discloses a 15 ft. building line.

16. Covenants, conditions and restrictions contained in Deed from Chicago Trust Company as Trustee under Trust Number 1609 to Noah Grossman dated July 24, 1929 recorded August 5, 1929 as Document Number 10446372, relating to, among other things, construction, location and type of buildings to be erected on the land, and discloses a 15 ft. building line.

17. Violations of covenants, conditions and restrictions contained in the instruments shown above, as disclosed by survey by Samborski-Mattis, Inc.

18. Reservation in Ordinance of the Village of Skokie recorded as Document Number 16619957 vacating the public alleys and street described in Parcel 2 herein, reserving to Public Service Company of Northern Illinois, and its successors and assigns, an easement for the public service facilities, if any, located therein and for the maintenance, renewal and reconstruction thereof.

19. Rights of public or quasi-public utilities and the Village of Skokie in and to those parts of the land lying within vacated alleys and vacated Jerome Street for the use, operation, maintenance, repair and servicing therein of poles, wires, conduits, sewers, etc., and other utility or municipal facilities and appurtenances.

20. Rights of the public, the Village of Skokie, the County of Cook, and the State of Illinois in and to that part of the land, if any, taken or used for road purposes or falling in roads, streets or highways, if any.

21. Lien in favor of the Village of Skokie to which the land will become subject in the event that a deed of conveyance thereof is recorded without having affixed thereto the revenue stamps required by Village Ordinance recorded June 15, 1987 as Document Number 87347782.