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Doc#: 0409229147 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 04/01/2004 10:31 AM Pg: 1 of 4

THIS DOCUMENT WAS PREPARED BY:

KEITH A. ROSS, ESQ. LEVENFELD PEARLSTEIN PET COUNTY CIEPTS OFFICE TWO NORTH LASALLE STREET **SUITE #1300** CHICAGO, IL 60602

AFTER RECORDING MAIL TO:

EARL WEISS, ESQ. LEVEN AND ROSEN, LTD. 4051 OLD ORCHARD ROAD SKOKIE, IL 60076

0409229147 Page: 2 of 4

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SPECIAL WARRANTY DEED

THIS IS A DEED dated March 12, 2004, effective March 12, 2004, by Interra Petrosites (Series Chicago), L.L.C., a series of Interra Petrosites, L.L.C., a Delaware limited liability company, having an office at 541 N. Fairbanks Court, Suite 1890, Chicago, Illinois 60611 ("Grantor") to Lakeside Bank not personally but as Trustee under Trust Agreement dated March 5, 2004 and known as Land Trust Number 102674, with an address c/o 823 N. Western, Chicago, Illinois 60622 ("Grantee").

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described property situated at southeast corner of Grand Avenue and Pulaski, Chicago, Illinois, Cook County;

See attached Exhibit A for legal description

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon;

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's heirs, administrators, executors, successors and assigns forever, but subject to the following:

Encroachments, protrusions, essements, changes in street lines, rights-of-way, and other matters that would be revealed by a current on-the-ground survey and inspection of the Property;

Recorded agreements, easements, rights of-way, covenants, conditions and restrictions as the same may be of present force and effect;

Zoning regulations, ordinances, building restrictions, regulations and any violations thereof;

The lien for real property taxes and any liens for special assessments, which in each case as of the date hereof are not delinquent or yet due and payable; and

The covenants, conditions, restrictions and agreements set forth in that certain Special Warranty Deed dated December 12, 2003, effective December 15, 2003 by which Grantor was conveyed title to the subject property which was recorded with the Cook County Recorder on December 30, 2003 and bears document number 0336433116.

The foregoing covenants, conditions, restrictions and agreements shall run with the land, shall bind Grantee's heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantor's successors and assigns. Grantor's waiver of any breach of the foregoing covenants, restrictions and agreements shall not constitute a waiver of the covenants or restrictions nor of any subsequent breach hereof.

SUBJECT to the foregoing, Grantor covenants with Grantee that Grantor will warrant and defend title to the Property against the lawful claim of all persons claiming by, through or under Grantor, but not otherwise.

Permanent Index Numbers (PIN): 16-02-123-002-0000 and 16-02-123-003-0000 ROPENTY Address 3965 W. Grand Ave. Chicago / L

0409229147 Page: 3 of 4

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EXECUTED by Grantor as of the date first herein specified.

INTERRA PETROSITES (SERIES CHICAGO), L.L.C., a series of Interra Petrosites, L.L.C., a Delaware limited liability company

By: ____

Name: Thomas Gamsjaeger

Title: Manager

STATE OF ILLINOIS

SS

COUNTY OF COCK

The within and foregoing instrument was acknowledged before me on March 12, 2004 by Thomas Gamsjaeger, as Manager of Interra Petrosites (Series Chicago), L.L.C., a series of Interra Petrosites, L.L.C., a Delaware limited liability company, on behalf of said limited liability company.

WITNESS my hand and official sea

Notary's Signature

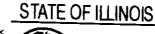
Prepared by:

Keith A. Ross, Esq. Levenfeld Pearlstein Two North LaSalle Street Suite 1300 Chicago, Illinois 60602

When Recorded Mail to:

Earl Weiss, Esq. Levin and Rosen, Ltd. 4051 Old Orchard Road Skokie, Illinois 60076 Mail Subsequer (Tex Statements to:

Clo Elite Car Wash 823 N. Western Chicago, IL 60622



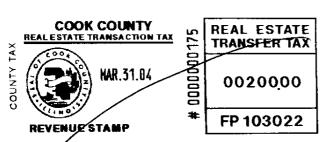
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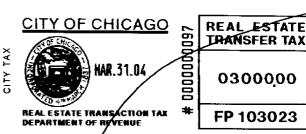
DEPARTMENT OF REVENUE

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0409229147 Page: 4 of 4

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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

LOTS 4 AND 5 IN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION OF BLOCKS 7 TO 11 IN FREERS SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office