

UNOFFICIAL COPY

This instrument prepared by
And after recording, please return to:
Joan T. Berg
Schain, Burney, Ross & Citron, Ltd.
222 N. LaSalle St., Suite 1910
Chicago, Illinois 60601



Doc#: 0410734108
Eugene "Gene" Moore Fee: \$44.50
Cook County Recorder of Deeds
Date: 04/16/2004 03:05 PM Pg: 1 of 11

Please send subsequent tax bills to:
FC Central Station Properties, LLC
Terminal Tower
50 Public Square
Cleveland, Ohio, 44113

SPECIAL WARRANTY DEED

NNN 01030012 809 TO MAIL

The Grantor, **Central Station, L.L.C.**, an Illinois limited liability company with an address of 1211 South Michigan Avenue, Chicago, Illinois, 60605, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY FOREVER unto **Forest City Central Station, Inc.**, an Ohio corporation ("Grantee") with an address of Terminal Tower, 50 Public Square, Cleveland, Ohio, 44113, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

Please see Exhibit "A" attached hereto and made a part hereof

Together with all and singular the 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 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 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 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:

Please see Exhibit "B" attached hereto and made a part hereof

Property Index Numbers: Part of 17-22-102-019-0000

Exempt under provisions of Paragraph e
Section 4, Real Estate Transfer Tax Act.
3/30/2004 Joan T. Berg
Date Buyer, Seller or Representative


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In Witness Whereof, said Grantor has caused its name to be signed to as of this 30th day of March, 2004.

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

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

Its: Manager

By: 
Name: DAVID J. CARUE
Title: VICE PRESIDENT

By: Fogelson Properties, Inc.
an Illinois corporation

Its: Manager

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

Property of Cook County Clerk's Office

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In Witness Whereof, said Grantor has caused its name to be signed to as of this 30th day of March, 2004.

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

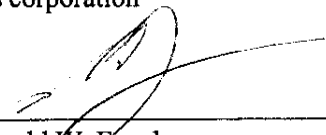
By: Forest City Central Station, Inc.
an Ohio corporation

Its: Manager

By: _____
Name _____
Title: _____

By: Fogelson Properties, Inc.
an Illinois corporation

Its: Manager

By: 
Name: Gerald W. Fogelson
Title: President

Property of Cook County Clerk's Office

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State of Ohio)
) ss.
County of Cuyahoga)

State of Ohio of County of Cuyahoga ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that DAVID J. LA RVE personally known to me to be the Vice President of FOREST CITY CENTRAL STATION, INC., appeared, before me this day in person and acknowledged that as the Vice President he signed and delivered the said instrument pursuant to authority as provided by the Sole Direction of the corporation, as his free and voluntary act, and the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 26th day of March, 2004.

Patricia A. Comai
Notary Public



PATRICIA A. COMAI, Notary Public
STATE OF OHIO
My Commission Expires June 19, 2005

My commission expires: 6/19/2005

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 **Gerald W. Fogelson** personally known to me to be the President of FOGELSON PROPERTIES, INC., an Illinois corporation, appeared, before me this day in person and acknowledged that as the President he signed and delivered the said instrument pursuant to authority as provided by the Sole Direction of the corporation, as his free and voluntary act, and as the free an voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this ____ day of March, 2004.

Notary Public

My commission expires: _____

UNOFFICIAL COPY

State of Ohio)
) ss.
County of Cuyahoga)

State of Ohio of County of Cuyahoga 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., appeared, before me this day in person and acknowledged that as the _____ President he signed and delivered the said instrument pursuant to authority as provided by the Sole Direction of the corporation, as his free and voluntary act, and the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of March, 2004.

Notary Public

My commission expires: _____

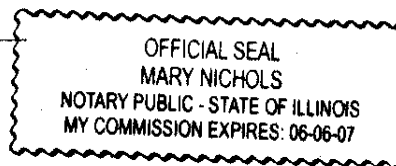
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Gerald W. Fogelson** personally known to me to be the President of FOGELSON PROPERTIES, INC., an Illinois corporation, appeared, before me this day in person and acknowledged that as the President he signed and delivered the said instrument pursuant to authority as provided by the Sole Direction of the corporation, as his free and voluntary act, and as the free an voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 24th day of March, 2004.

Mary Nichols

Notary Public



My commission expires: 06-06-07

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Exhibit A Legal Description

That part of Lot 3 of Geiger's Subdivision, being a subdivision of that part of Fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

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 number 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 number 93954909; thence South 00 degrees 01 minutes 19 seconds West along the West line of South Indiana Avenue, aforesaid, 525.78 feet to a point said 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 to the point of beginning; thence North 00 degrees 01 minutes 19 seconds East 260.00 feet; thence South 89 degrees 58 minutes 42 seconds West 184.99 feet to a point said point being on the East line of South Michigan Avenue aforesaid; thence South 00 degrees 06 minutes 36 seconds West along said East line 260.00 feet to a point said point being at the intersection of the East line of South Michigan Avenue with the North line of East 13th Street; thence North 89 degrees 58 minutes 42 seconds East along the North line of East 13th Street and the Easterly extension thereof 185.39 feet to the point of beginning, in Cook County, Illinois.

EXCEPT:

Lots 5, 6, 7, 8, 9, 10 and the South 10 feet of Lot 4 in Seaman and Busby's Subdivision of the West 130.00 feet of Block 6 in Assessors Division of the Northwest fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, and Lots 11 to 15 both inclusive, in the Subdivision by Ann Seaman and John F. Seaman, her husband and Charles Busby's of Block 6 in Assessors Division of the Northwest fractional quarter Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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Exhibit B
Subject To

1. Second Installment 2003 Real Estate Taxes and subsequent years.
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. Central Station Redevelopment Agreement dated November 1, 1991 and recorded November 1, 1991 as document 91574409 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.
4. Terms, conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area dated May 24, 1991.
5. Special Service Area disclosed by ordinance recorded as document number 91075841.
6. Easement for ingress and egress over the Southeasterly portion of the land as created by that Grant of Non-Exclusive Access Easement (Driveway) dated September 30, 2003 and recorded October 17, 2003 as document number 0329003078 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.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

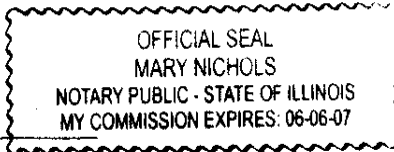
Central Station, L.L.C.
an Illinois limited liability company

Dated: March 2004.

By: _____
Name: _____
Title: _____

Subscribed and sworn to before
me by the said Agent this
24th day of March, 2004.

Notary Public Mary Nichols



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Forest City Central Station, Inc.,
an Ohio corporation

Dated March , 2004

By: _____
Name: _____
Title: _____

Subscribed and sworn to before
me by the said Agent this
 day of March, 2004.

Notary Public _____

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Central Station, L.L.C.
an Illinois limited liability company

Dated: March __, 2004.

By: _____
Name: _____
Title: _____

Subscribed and sworn to before
me by the said Agent this
_____ day of March, 2004.

Notary Public _____

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Forest City Central Station, Inc.,
an Ohio corporation

Dated March __, 2004

By: *David J. Turue*
Name: DAVID J. TURUE
Title: VICE PRESIDENT

Subscribed and sworn to before
me by the said Agent this
26th day of March, 2004.



PATRICIA A. COMAI, Notary Public
STATE OF OHIO
My Commission Expires June 19, 2005

Notary Public *Patricia A. Comai*

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

The undersigned, having an address of 1211 South Michigan Avenue, Chicago, Illinois, 60605, being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. That said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-OR-

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the valuation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that (s)he makes this affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Central Station, L.L.C, an Illinois limited liability company

By: Forest City Central Station, Inc., Manager

By: Fogelson Properties, Inc., Manager

By: *David J. Larue*
 Name and Title: DAVID J. LARUE VICE PRESIDENT

By: _____
 Name and Title: _____

Subscribed and Sworn to before me
 this 26TH date of March, 2004

Subscribed and Sworn to before me
 this _____ date of March, 2004

Patricia A. Comai
 Notary Public

 Notary Public



PATRICIA A. COMAI, Notary Public
 STATE OF OHIO
 My Commission Expires June 19, 2005

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) SS
 COUNTY OF COOK)

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4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
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Central Station, L.L.C, an Illinois limited liability company

By: Forest City Central Station, Inc., Manager

By: Fogelson Properties, Inc., Manager

By: _____
 Name and Title: _____

By: _____
 Name and Title: _____

Subscribed and Sworn to before me
 this _____ date of March, 2004

Subscribed and Sworn to before me
 this 24th date of March, 2004

 Notary Public

Mary Nichols

 Notary Public
 OFFICIAL SEAL
 MARY NICHOLS
 NOTARY PUBLIC - STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 06-06-07