

# 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#: 0410734110  
Eugene "Gene" Moore Fee: \$38.50  
Cook County Recorder of Deeds  
Date: 04/16/2004 03:07 PM Pg: 1 of 8

Please send subsequent tax bills to:  
Forest City Central Station, Inc.  
Terminal Tower  
50 Public Square  
Cleveland, Ohio 44113

## SPECIAL WARRANTY DEED

The Grantor, **1229 Company, L.L.C.**, an Illinois limited liability company, with an address of 1211 South Michigan Ave., 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:

That part of Lot 3 in Geiger's Subdivision, being a subdivision of part of Fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, recorded March 31, 2004, as Document 0409119118 described as Lot 5 and the South ten (10) feet of Lot 4 in Seaman and Busby's Subdivision of the West 130.0 feet of Block 6 in Assessor's Division of the Northwest fractional Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

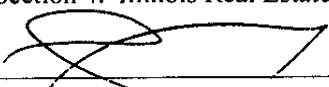
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the Grantor, either 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 "A" attached hereto and made a part hereof

Property Index Numbers: Part of 17-22-102-020-0000  
Commonly known as: 1229 South Michigan Ave., Chicago, Illinois

Exempt under provisions of Paragraph e Section 4. Illinois Real Estate Transfer Tax Act.

4-12-04  
Date

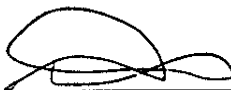
  
Albert B. Ratner, Authorized Member

NWNT 01030012 3 of 4

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**In Witness Whereof**, said Grantor has caused its name to be signed to these presents by its Managers, as of this 13<sup>th</sup> day of April, 2004.

1229 COMPANY, L.L.C.,  
an Illinois limited liability company

By:   
Albert B. Ratner, Manager

By: \_\_\_\_\_  
Gerald W. Fogelson, Manager

JTB\MISC\CENTRALSTATION\RENTAL TOWER\REDOC\1229-SWD-TO-FCCSI.DOC

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**In Witness Whereof**, said Grantor has caused its name to be signed to these presents by its Managers, as of this 13<sup>th</sup> day of April, 2004.

1229 COMPANY, L.L.C.,  
an Illinois limited liability company

By: \_\_\_\_\_  
Albert B. Ratner, Manager

By: \_\_\_\_\_  
Gerald W. Fogelson, Manager

JTB\MISC\CENTRAL STATION\RENTAL TOWER\REDOCS\1229-SWD-TO-FCCS\DOC

Property of Cook County Clerk's Office

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State of Ohio )  
 ) ss.  
County of Cuyahoga )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Albert B. Ratner** personally known to me to be an Authorized Manager of 1229 COMPANY, LLC, appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Manager of said limited liability company, as his 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 10<sup>th</sup> day of April, 2004.

Denise M. Scaglione  
Notary Public



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

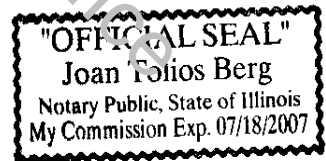
My commission expires: \_\_\_\_\_

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 a Manager of 1229 COMPANY, LLC, appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority as provided in the Operating Agreement of the company, as his 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 12<sup>th</sup> day of April, 2004.

Joan Tolios Berg  
Notary Public



My commission expires: July 18, 2007

# UNOFFICIAL COPY

**Exhibit A**  
**Subject To**

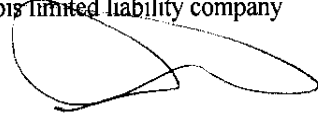
1. Second Installment 2003 Real Estate Taxes and subsequent years.
2. Reciprocal Easement Agreement for Central Station and Weldon Yards dated March 1, 1996 and recorded March 12, 1996 as document number 96189122 for underground sewer and water lines; for access, ingress and egress to and from the Metra 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. Rights of utilities and the municipality in and to the use and maintenance of wood poles, electric boxes, overhead wires and manholes and related or connected underground facilities and rights of public utility companies to operate and maintain the overhead wires as disclosed by survey made by Gremley and Biedermann, Inc., Order No. 10312, dated January 8, 2003.
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.

1229 Company, LLC,  
an Illinois limited liability company



Dated: April 12, 2004.

By: \_\_\_\_\_  
Name: Albert B. Ratner  
Title: Authorized Manager

Subscribed and sworn to before  
me by the said Agent this  
12th day of April, 2004.

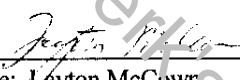


Denise M. Scaglione, Notary Public  
STATE OF OHIO  
My Commission Expires April 21, 2007

Notary Public Denise M. Scaglione

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 April \_\_\_\_\_, 2004

By: \_\_\_\_\_  
Name: Layton McCown  
Title: Vice President and Assistant Secretary

Subscribed and sworn to before  
me by the said Agent this  
12th day of April, 2004.



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

Notary Public Denise M. Scaglione

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.]

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS    )  
                                   )  
 COUNTY OF COOK     )     SS


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 vacation 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.

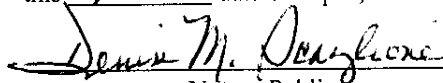
1229 Company, L.L.C.  
 an Illinois limited liability company

By:   
 Albert B. Ratner, one of its Managers

By: \_\_\_\_\_  
 Gerald W. Fogelson, one of its Managers

Subscribed and Sworn to before me  
 this 12th date of April, 2004

Subscribed and Sworn to before me  
 this \_\_\_\_\_ date of April, 2004

  
 Notary Public

\_\_\_\_\_  
 Notary Public



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

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 an Illinois limited liability company

By: \_\_\_\_\_  
 Albert B. Ratner, one of its Managers

By: \_\_\_\_\_  
 Gerald W. Fogelson, one of its Managers

Subscribed and Sworn to before me  
 this \_\_\_\_\_ date of April, 2004

Subscribed and Sworn to before me  
 this 12th date of April, 2004

\_\_\_\_\_  
 Notary Public

\_\_\_\_\_  
 Notary Public

