

UNOFFICIAL COPY

This document was prepared by:

Everett Warrd
Schiff Hardin LLP
6600 Sears Tower
233 South Wacker Drive
Chicago, Illinois 60606



Doc#: 0413433153
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/13/2004 11:37 AM Pg: 1 of 4

After recording, mail to:

This Space Reserved for Recorder Only

SPECIAL WARRANTY DEED

THIS DEED, is made as of May __, 2004 from PRAIRIE FULLERTON JOINT VENTURE, an Illinois limited partnership ("Grantor"), to 1335 PARKING, LLC, and Illinois limited liability company or its nominee or designee ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee(s), the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto Grantee, and to its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

See Exhibit A attached hereto and hereby 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 Grantor, either in law or equity, of, in and to the above-described Real Estate, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said Real Estate, with the appurtenances, unto Grantee, and its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the said Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the said Real Estate, against all persons lawfully claiming, or to claim the same, by, through, or under it, **WILL WARRANT AND DEFEND**, subject to:

See Exhibit B attached hereto and hereby made a part hereof.

SEE DEED RECORDED AS DOCUMENT NO. 0413433152
FOR TRANSFER STAMPS.

8151392004
Sealed # 1 for Transfer Stamps

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Special Warranty Deed to be signed and delivered as of the day and year first above written.

GRANTOR:

PRAIRIE/FULLERTON JOINT VENTURE, an Illinois limited partnership

By: MCL Equities Corporation,
An Illinois corporation,
Its General Partner

By: *[Signature]*
Daniel E. McLean, President

ACKNOWLEDGMENT

STATE OF ILLINOIS)

)SS:

COUNTY OF COOK)

I, BRENDA TEGERT, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel E. McLean, personally known to me to be the President of MCL Equities Corporation general partner of Prairie/Fullerton Joint Venture, an Illinois partnership, appeared before me this day in person and acknowledged that as such President he signed and delivered the said instrument as the free and voluntary act of said corporation, as the general partner of said limited partnership for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 4th day of May, 2004.

Commission expires 06/03/07

[Signature]
Notary Public



<p>EXEMPT UNDER 35ILCS 200/31-45 PARAGRAPH AND COOK COUNTY UNDER PARAGRAPH _____.</p> <p>_____ Seller or Legal Representative</p> <p>Dated: <u>May</u>, 2004</p>	<p><i>Send subsequent Tax Bills To:</i></p> <p>_____</p> <p>_____</p> <p>_____</p>
---	--

UNOFFICIAL COPY

Exhibit A Legal Description

P-1 TO P-49 IN LAKEWOOD COMMONS WEST CONDOMINIUM TOWNHOMES AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

CERTAIN LOTS AND ALLEYS IN BLOCK 3 IN GEORGE WARD'S SUBDIVISION OF BLOCK 12 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 17, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 87453532, AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1331-1355 West Fullerton Ave., Chicago, Illinois

Property Index Numbers: 14-32-105-019-1051 through 14-32-105-019-1099 inclusive

UNOFFICIAL COPY

Exhibit B Permitted Exceptions

1. REAL ESTATE GENERAL PROPERTY (AD VALOREM TAXES ACCRUED BUT NOT YET DUE AND PAYABLE).
2. COVENANT MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 21, 1986 AND KNOWN AS TRUST NUMBER 110953 RECORDED JANUARY 20, 1987 AS DOCUMENT 87037855 THAT SAID TRUSTEE COVENANTS AND AGREES THAT NEITHER THE UNDERSIGNED NOR ITS SUCCESSORS OR ASSIGNS WILL SELL OR CONVEY A PORTION OF SUCH PROPERTY BY SAID TRUSTEE OR THE BENEFICIARIES OF SAID TRUST EXCEPT AS FIFTY-TWO CONDOMINIUM UNITS AND NOT AS FEE SIMPLE TOWNHOUSES.
3. EXISTING UNRECORDED FORTY-NINE SPACE PARKING SPACE LEASE DATED AS OF JANUARY 1, 1997 WITH SELLER AS LANDLORD AND LAKESHORE MANAGEMENT GROUP, INC., AN ILLINOIS CORPORATION, AS TENANT FOR UNITS P-1 THROUGH P-49 IN LAKEWOOD CONDOMINIUM TOWNHOMES, AND ALL RIGHTS THEREUNDER OF THE LESSEE AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LEASE.
4.
 - (a) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 17, 1987 AS DOCUMENT 874532532.
 - (b) LIMITATIONS AND CONDITIONS IMPOSED BY THE 'CONDOMINIUM PROPERTY ACT' MADE BY.