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Doc#: 0413542170
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/14/2004 11:42 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

81886416702
①

BBC I, LLC, a Delaware limited liability company, (hereinafter called "Grantor"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by NEAR WEST REALTY, LLC, an Illinois limited liability company (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, by these presents does hereby GRANT, BARGAIN AND SELL unto Grantee, all of Grantor's right, title and interest in and to the real property located in Cook County, Illinois, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, together with (i) all and singular, all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's right, title and interest in and to any and all improvements and buildings located on the real property, and (iii) all of Grantor's right, title and interest in and to any and all Fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "**Property**"), subject to, however, those exceptions and encumbrances set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (the exceptions and encumbrances being called the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

GRANTOR:

BBC II, LLC, a Delaware limited liability company

By: Paul M. Arenberg
Print: Paul M. Arenberg
Its: Member

Date of Execution: February 3, 2004

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PAUL M. ARENBERG**, personally known to me to be a Member of **BBC II, LLC**, a Delaware limited liability company, and personally known to me 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 Member, he signed, sealed and delivered said instrument as Member of said company, as his free and voluntary act, and as the 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 3rd day of February, 2004.

Patricia I. Bowman
Notary Public

My Commission Expires: 2/16/05

This Instrument Prepared By:

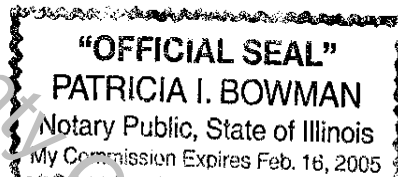
Thomas L. Hefty
McDermott, Will & Emery
227 West Monroe Street
Chicago, Illinois 60606

Address of Grantee and
Send subsequent Tax Bills To:

Near West Realty, LLC
1924 West Race
Chicago, Illinois 60622


After Recording Return To:


Robert A. Schuman
555 Skokie Boulevard, Suite 500
Northbrook, Illinois 60062



EXEMPT UNDER PROVISIONS OF PARAGRAPH 200.1-2 (B-6) OF PARAGRAPH 200.1-4 (B), SEC. 200.1-4 (B), OF THE CHICAGO TRANSACTION TAX ORDINANCE.

DATE 5/12/04 BUYER, SELLER, OR REPRESENTATIVE *[Signature]*

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	0040500
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103024

COOK COUNTY	
COUNTY TAX	REAL ESTATE TRANSACTION TAX
	0020250
REVENUE STAMP	FP 103022

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Outright Sale - 2332 West Walnut, Chicago, IL

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 5, 6 AND 7 (EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT, 3.76 FEET; THENCE NORTH FORMING AN ANGLE OF 89 DEGREES 56 MINUTES 47 SECONDS FROM WEST TO NORTH FROM THE LAST DESCRIBED LINE 94.31 FEET; THENCE EAST FORMING AN ANGLE OF 89 DEGREES 57 MINUTES 30 SECONDS FROM SOUTH TO EAST FROM THE LAST DESCRIBED LINE 2.04 FEET; THENCE NORTH FORMING AN ANGLE OF 89 DEGREES 59 MINUTES 25 SECONDS FROM WEST TO NORTH FROM THE LAST DESCRIBED LINE 32.70 FEET TO THE NORTH LINE OF SAID LOT; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT, 1.47 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT, 126.90 FEET TO THE POINT OF BEGINNING) IN THE SUBDIVISION OF LOTS 5 AND 6 IN THE SUBDIVISION OF BLOCK 41 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/2 OF THE VACATED EAST WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 5, 6 AND 7 IN THE SUBDIVISION OF LOTS 5 AND 6 IN THE SUBDIVISION OF BLOCK 41 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, RANGE 39, TOWNSHIP 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2332 W. WALNUT
CHICAGO, ILLINOIS

PERMANENT INDEX NUMBER: 17-308-027-0000
17-308-028-0000
17-308-029-0000 (affects part of parcel)

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Outright Sale - 2332 West Walnut, Chicago, IL

EXHIBIT B

PERMITTED EXCEPTIONS

1. General Real Estate Taxes for the year 2003 and subsequent years.
2. Covenants, Conditions, Restrictions and Agreements contained in the Redevelopment Agreement between the City of Chicago, a municipal corporation, as the seller, and Bowman Dairy Company, as the purchaser or redeveloper, dated August 7, 1963 and recorded August 7, 1963 as Document 18879160.
3. Covenants, Conditions, Restrictions and Agreements in Quit Claim Deed from The City of Chicago, a municipal corporation, to Bowman Dairy Company, dated August 7, 1963 and recorded October 10, 1963 as Document 18938381.
4. Terms, provisions, limitations and conditions imposed by the Redevelopment Plan, as disclosed by Ordinance recorded March 24, 1961 as Document 18118237.
5. Covenants, Restrictions, Conditions and Agreements contained in the Redevelopment Agreement between the City of Chicago, a municipal corporation, as the Seller and Jerry L. Solomon and Elaine R. Solomon, his wife, as the Purchaser or Redeveloper, dated February, 1964 and recorded and filed February 28, 1964 as Document 19059126 and LR2142111.
6. Covenants, Conditions, Restrictions and Agreements contained in Quit Claim Deed from the City of Chicago, a municipal corporation of Illinois, to Jerry L. Solomon and Elaine R. Solomon, his wife, dated February 21, 1964 and recorded and filed March 31, 1964 as Document 19085949 and LR 2142112.
7. Easements in Favor of Public and Quasi-Public Utility Companies over that part of the land marked "Inlet" "Power Pole" "Power Pole with 1 Transformer" "Overhead Wire(s)" and "5 Overhead Wires" shown through the center of the land taken as a whole and covers Lots 1 and 2 aforesaid as shown on the Plat of survey made by National Survey Service, Inc., most recently revised as of March 29, 2004, Order No. 125399.
8. Encroachment of the Fence located mainly on the property West and adjoining the land over and onto the land by undisclosed distances as shown on the Plat of Survey made by National Survey Service, Inc., most recently revised as of March 29, 2004, Order No. 125399.
9. Matters arising from acts of Grantee or those claiming by, through or under Grantee.

10. TERMS, CONDITIONS AND PROVISIONS OF PARTY WALL DECLARATION RECORDED MARCH 4, 2004 AS DOCUMENT 0406403067.

End of Exhibit B