



Doc#: 0416331127
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 06/11/2004 02:55 PM Pg: 1 of 6

WARRANTY DEED

This Warranty Deed is made this 8th day of June, 2004, between Smithfield Properties XV, L.L.C., a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois (the "Grantor") and TEC Properties, LLC and Illinois limited liability company, 1102 W. Albion, Chicago, IL 60626 (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does convey and warrant unto TEC Properties, LLC an Illinois limited liability company, and to its successors and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

The property commonly known as 467-471 W. Erie Street, Chicago, Illinois 60610 and legally described in Exhibit A attached hereto and made a part hereof by this reference.

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: (i) general real estate taxes for 2003 and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (iv) streets and highways, if any; and (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Covenants, Conditions, Restrictions, and Easements for the Kingsbury on the Park Development dated June 30, 2003 and recorded July 1, 2003 as document number 0318227048.

Handwritten notes: *Handwritten signature*
Handwritten signature
NUNNT 010 405-72 Cook Co. Ill

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Smithfield Properties XV, L.L.C. has executed this Warranty Deed as of the day and year above first written.

SMITHFIELD PROPERTIES XV, L.L.C., an Illinois limited liability company

By: Wooton Construction, Ltd., its Manager

By: TRB
Its: Attorney in fact

This instrument was prepared by:

Robert Buono
400 W. Huron Street
Chicago, Illinois 60610

Permanent Index Number:

17-09-127-001
17-09-127-035

Street Address:

467-471 W. Erie Street
Chicago, Illinois 60610

After recording mail to:

Stephen H. Malato
Hinshaw & Culbertson, LLP
222 N. LaSalle Street
Suite 300
Chicago, IL 60602

Send subsequent tax bills to:

TEC Properties, LLC
467 W. Erie Street
Chicago, Illinois 60610

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State of Illinois)
)
 County of Cook) SS

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Robert Buono, as Attorney in Fact for Wooton Construction, Ltd., as Manager of Smithfield Properties XV, L.L.C. who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Attorney in Fact, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8th day of June, 2004.

Jennifer Calabria
 Notary Public

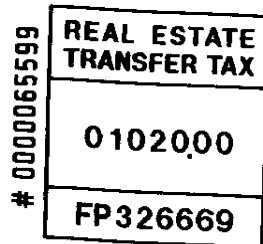
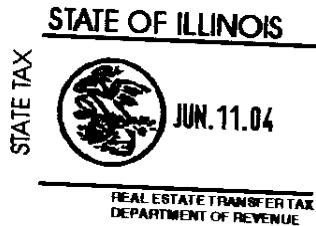
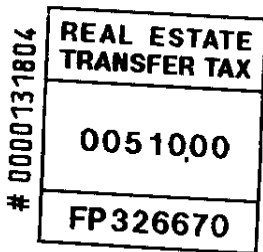
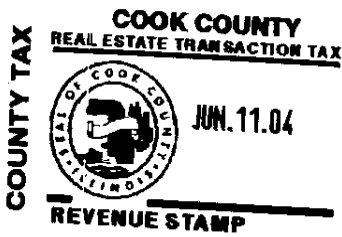


City of Chicago
 Dept. of Revenue
 342038



Real Estate
 Transfer Stamp
 \$7,650.00

06/11/2004 14:40 Batch 05383 38



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First Floor Office Area

That part of the following 2 parcels taken as a tract:

Parcel 1:

All that part of Lots 4 and 5 in the North Half of Block 1 in the Assessor's Division of that part South of Erie Street and East of the Chicago River of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, Described as Follows; commencing on the West line of said Lot 5, being the East line of Kingsbury Street, at a point 65 feet 3 and 5/8 inches South of the Northwest corner of said Lot 5; Thence North on the West line of said Lot 5, 65 feet 3 and 5/8 inches to the North line of said Lot 5, being also the South line of Erie Street; Thence East on the South line of Erie Street, 140.50 feet, more or less, to a point 327.60 feet West of the Northeast corner of Lot 4; Thence South on a line parallel to the East line of said Lot 4, 100 feet to the North line of an alley, being 9 feet North of the center line between Ontario and Erie Street; Thence West on the North line of said alley, 50.40 feet; Thence Northwesterly in a straight line to a point which is 3 feet 8 and 3/8 inches North of the North line of said alley and 38 feet East of the West line of said Lot 4; Thence Northwesterly in a straight line to a point in the West line of said Lot 4, being also the East line of Lot 5, which is 17 feet 3 inches North of the North line of alley aforementioned; Thence North on said line of Lots 4 and 5 to a point which is 82 feet 6 and 3/4 inches South of the South line of Erie Street; Thence Northwesterly in a straight line to the point of beginning, in Cook County, Illinois.

Parcel 2:

That part of Lots 1 to 5 lying Southwesterly and Southerly of the following described line: commencing at a point in the West line of said Lot 5, a distance of 65 feet 3 5/8 inches South of the Northwest corner of said Lot 5; Thence Southeasterly in a straight line to a point which is 38 feet East of the West line of said Lot 4 and 12 feet 8 3/8 inches North of the line midway between Ontario and Erie Street; Thence Southeasterly in a straight line to a point which is 62 feet East of the West line of said Lot 4 and 9 feet North of the line between Ontario and Erie Streets; Thence Easterly along a straight line, 9 feet North of and parallel with the said line midway between Ontario and Erie Streets to its point of intersection with the East line of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all in the Assessor's Division of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying South of Erie Street and East of the North Branch of the Chicago River, except for that part falling within the following described tract of land: All of the 9 foot private alley, being the South 9 feet of Lots 1 to 5 (both inclusive) in Block 1 and lying between the East line of said Lot 1, and the Westerly line of said Lot 5 (said Westerly line also being the Easterly line of Kingsbury Street) in Assessor's Division of part (South of Erie Street and East of the Chicago River) of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

Said part of said tract lying above a horizontal plane of 14.30 feet above Chicago City Datum and lying below a horizontal plane of 26.56 feet above Chicago City Datum and falling within the boundaries projected vertically of the following described property; Beginning at the Northwest corner of said tract; Thence North 90° 00' 00" East along the North line of said tract 113.23 feet; Thence South 00° 01' 58" West 91.76 feet; Thence North 90° 00' 00" West 10.10 feet; Thence North 00° 00' 00" East 2.88 feet; Thence North 90° 00' 00" West 28.53 feet; Thence North 00° 00' 00" East 24.41 feet; Thence North 90° 00' 00" West 5.41 feet; Thence North 00° 02' 31" West 1.53 feet; Thence South 89° 57' 29" West 1.0 feet; Thence North 00° 02' 31" West 25.78

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feet; Thence North $89^{\circ} 57' 29''$ East 1.0 feet; Thence North $00^{\circ} 02' 31''$ West 3.0 feet; Thence South $89^{\circ} 57' 29''$ West 3.0 feet; Thence South $00^{\circ} 02' 31''$ East 1.02 feet; Thence South $89^{\circ} 57' 29''$ West 22.0 feet; Thence North $00^{\circ} 01' 17''$ West 3.30 feet; Thence North $90^{\circ} 00' 0''$ West 44.35 feet; to the West line of said tract; Thence North $00^{\circ} 11' 00''$ West along said West line 32.04 feet to the point of beginning, in Cook County, Illinois.

Associated Parking

That part of the following 2 Parcels taken as a tract:

Parcel 3:

All that part of Lots 4 and 5 in the North Half of Block 1 in the Assessor's Division of that part South of Erie Street and East of the Chicago River of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, Described as Follows; commencing on the West line of said Lot 5, being the East line of Kingsbury Street, at a point 65 feet 3 and 5/8 inches South of the Northwest corner of said Lot 5; Thence North on the West line of said Lot 5, 65 feet 3 and 5/8 inches to the North line of said Lot 5, being also the South line of Erie Street; Thence East on the South line of Erie Street, 140.50 feet, more or less, to a point 337.60 feet West of the Northeast corner of Lot 4; Thence South on a line parallel to the East line of said Lot 4, 100 feet to the North line of an alley, being 9 feet North of the center line between Ontario and Erie Street; Thence West on the North line of said alley, 50.40 feet; Thence Northwesterly in a straight line to a point which is 3 feet 8 and 3/8 inches North of the North line of said alley and 38 feet East of the West line of said Lot 4; Thence Northwesterly in a straight line to a point in the West line of said Lot 4, being also the East line of Lot 5, which is 17 feet 3 inches North of the North line of alley aforementioned; Thence North on said line of Lots 4 and 5 to a point which is 82 feet 6 and 3/4 inches South of the South line of Erie Street; Thence Northwesterly in a straight line to the point of beginning, in Cook County, Illinois.

Parcel 4:

That part of Lots 1 to 5 lying Southwesterly and Southerly of the following described line: commencing at a point in the West line of said Lot 5, a distance of 55 feet 3 5/8 inches South of the Northwest corner of said Lot 5; Thence Southeasterly in a straight line to a point which is 38 feet East of the West line of said Lot 4 and 12 feet 8 3/8 inches North of the line midway between Ontario and Erie Street; Thence Southeasterly in a straight line to a point which is 62 feet East of the West line of said Lot 4 and 9 feet North of the line between Ontario and Erie Streets; Thence Easterly along a straight line, 9 feet North of and parallel with the said line midway between Ontario and Erie Streets to its point of intersection with the East line of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all in the Assessor's Division of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, lying South of Erie Street and East of the North Branch of the Chicago River, except for that part falling within the following described tract of land: All of the 9 foot private alley, being the South 9 feet of Lots 1 to 5 (both inclusive) in Block 1 and lying between the East line of said Lot 1, and the Westerly line of said Lot 5 (said Westerly line also being the Easterly line of Kingsbury Street) in Assessor's Division of part (South of Erie Street and East of the Chicago River) of the East Half of the Northwest Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, all in Cook County, Illinois.

Said part of said tract lying above a horizontal plane of 27.24 feet above Chicago City Datum and lying below a horizontal plane of 36.49 feet above Chicago City Datum and falling within the boundaries projected vertically of the following described property; Commencing at the Northeast corner of said tract; Thence South $90^{\circ} 00' 00''$ West along the North line thereof 5.72 feet; Thence South $00^{\circ} 00' 00''$ East 2.11 feet to the point of beginning; Thence South 00°

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00° 00" East 19.0 feet; Thence North 89° 48' 46" West 8.0 feet; Thence North 00° 00' 00" East 10.0 feet; Thence North 90° 00' 00" West 19.0 feet; Thence North 00° 00' 00" East 8.0 feet; Thence North 90° 00' 00" East 19.0 feet; Thence North 00° 00' 00" East 1.0 feet; Thence South 89° 48' 46" East 8.0 feet to the point of beginning;

Also

That part of said tract lying above a horizontal plane of 27.24 feet above Chicago City Datum and lying below a horizontal plane of 36.49 feet above Chicago City Datum and falling within the boundaries projected vertically of the following described property; Commencing at the Northeast corner of said tract; Thence South 90° 00' 00" West along the North line thereof 40.71 feet; Thence South 00° 00' 06" West 2.01 feet to the point of beginning; Thence South 00° 00' 06" West 8.0 feet; Thence North 89° 59' 54" West 19.0 feet; Thence North 00° 00' 00" East 8.0 feet; Thence South 89° 59' 54" East 19.0 feet to the point of beginning;

Also

That part of said tract lying above a horizontal plane of 27.24 feet above Chicago City Datum and lying below a horizontal plane of 33.47 feet above Chicago City Datum and falling within the boundaries projected vertically of the following described property; Commencing at the Northeast corner of said tract; Thence South 00° 11' 00" East along the East line of said tract 34.23 feet; Thence South 89° 49' 00" West 17.07 feet to the point of beginning; Thence South 00° 02' 31" East 32.08 feet; Thence North 90° 00' 00" West 12.87 feet; Thence North 00° 00' 00" East 32.06 feet; Thence North 89° 54' 18" East 12.85 feet to the point of beginning, all in Cook County, Illinois.

Also

That part of said tract lying above a horizontal plane of 27.24 feet above Chicago City Datum and lying below a horizontal plane of 36.49 feet above Chicago City Datum and falling within the boundaries projected vertically of the following described property; Commencing at the Northeast corner of said tract; Thence South 90° 00' 00" West along the North line thereof 73.56 feet; Thence South 00° 00' 06" West 2.04 feet to the point of beginning; Thence South 00° 00' 06" West 8.0 feet; Thence North 89° 59' 54" West 22.98 feet; Thence North 00° 00' 66" East 8.0 feet; Thence South 89° 59' 54" East 22.98 feet to the point of beginning;

Parcel 5

Nonexclusive easements appurtenant for the benefit of Parcels 1 and 2 as contained in the Declaration of Covenants, Conditions, Restrictions and Easements for the Kingsbury on the Park Development, recorded July 1, 2003 as document number 0318227048 in Cook County, Illinois.