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Doc#: 0419835000
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 07/16/2004 07:18 AM Pg: 1 of 6

Special Warranty Deed Statutory (ILLINOIS)

This document was prepared by:

Michael J. Sreenan
853 North Elston Ave.
Chicago, Illinois 60622

(The Above Space for Recorders Use Only)

THIS AGREEMENT, made this 23rd day of June, 2004, between Paulina Art Center LLC, an Illinois limited liability company, party of the first part, and BOND/CG BUCKTOWN LLC, an Illinois limited liability company, with offices c/o 350 West Hubbard Street, Suite 450, Chicago, Illinois 60610, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, 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, to wit: (See Schedule A attached hereto and made a part hereof for legal description.).

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 party of the first part, 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 party of the second part, its successors and assigns, forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 the permitted encumbrances set forth on Schedule B attached hereto and made a part hereof.

Permanent Index Number(s) (PIN): 14-31-422-004-0000, 14-31-422-007-0000, 14-31-422-008-0000 and 14-31-422-031-0000

Address(es) of Real Estate: 1735 North Paulina, Chicago, Illinois

Box 400-CTCC

6/23/04

8225 735 North Paulina = 1073

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In Witness Whereof, said Grantor has caused its name to be signed to these presents this 23rd day of June, 2004.


PAULINA ARTS CENTER, L.L.C., an Illinois limited liability company

By: *Daniel T. Frawley*
Daniel T. Frawley, Manager

MAIL TO: Harold S. Dembo Weinberg Richmond, LLP 333 W. Wacker Drive, Suite 1800 Chicago, IL 60606	SEND SUBSEQUENT TAX BILLS TO: Robert J. Bond 350 W. Hubbard Street, Suite 450 Chicago, IL 60610
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STATE OF ILLINOIS

STATE TAX

 JUL. 14. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000000794

REAL ESTATE TRANSFER TAX
1175000
FP 103024

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

 JUL. 14. 04

REVENUE STAMP

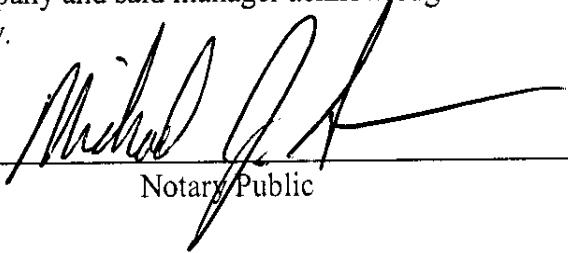
0000000811

REAL ESTATE TRANSFER TAX
0587500
FP 103022

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STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

On this 23rd day of June, 2004, before me appeared Daniel T. Frawley, to me personally known, who being by me duly sworn, did say that he is the manager of Paulina Arts Center, L.L.C., the manager that executed the within and foregoing instrument and that said instrument was signed on behalf of said company and said manager acknowledged said instrument to be the free act and deed of said company.



Notary Public

State of Illinois
Cook County

My Commission Expires:

3/2/06



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
344897 \$88,125.00
07/09/2004 13:58 Batch 11823 100



Clerk's Office

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SCHEDULE A

PARCEL 1:

LOT 7 (EXCEPT THE NORTH 11 FEET 3/4 INCHES THEREOF) AND ALL OF LOTS 8, 9, AND 16 TO 25, BOTH INCLUSIVE, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 25 AND LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF THE LOT 9 TO THE SOUTHEAST CORNER OF LOT 22, TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING SOUTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 11 FEET AND 3/4 INCHES OF LOT 7 AND LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 9 TO THE SOUTHEAST CORNER OF LOT 22, ALL IN DILLARDS RESUBDIVISION OF LOTS 70 TO 87, BOTH INCLUSIVE, AND LOTS 99 TO 116, BOTH INCLUSIVE, IN KEENAN'S SUBDIVISION OF BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT DATED JULY 14, 1994 AND RECORDED NOVEMBER 30, 1994 AS DOCUMENT NUMBER 04007955 FOR (1) INGRESS AND EGRESS, (2) MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRICAL CONDUIT WIRING, AND (3) DRAINAGE OVER THE VACATED PUBLIC ALLEY DESCRIBED THEREIN

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SCHEDULE B

Permitted Encumbrances

1 LEASE MADE BY PAULINA ART CENTER, LLC TO VOICESTREAM GSM I OPERATING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, A MEMORANDUM OF WHICH WAS RECORDED SEPTEMBER 19, 2003 AS DOCUMENT NO 0326222024, DEMISING THE LAND FOR A TERM OF 5 YEARS BEGINNING ON THE DATE AS SET FORTH IN THE LEASE, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH. OR UNDER SAID LESSEE.

2 AGREEMENT DATED JANUARY 30, 1911 AND RECORDED MAY 26, 1911 AS DOCUMENT 4766477 BETWEEN L. G. HALLBERG AND OTHERS AND NORTHWESTERN YEAST COMPANY FOR A PARTY WALL ON THE DIVISION LINE BETWEEN LOTS 9 AND 10 IN DILLARD'S RESUBDIVISION.

3 ENVIRONMENTAL DISCLOSURE DOCUMENT NUMBER 93853806 RECORDED OCTOBER 22, 1992.

4 RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS. THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED ALLEY.

5 EASEMENT FOR THE BENEFIT OF THE ILLINOIS BELL TELEPHONE COMPANY AS RESERVED IN ORDINANCE RECORDED November 1, 1993 AS DOCUMENT 93880991.

6 TERMS, PROVISIONS. CONDITIONS AND LIMITATIONS OF A PERPETUAL NON-EXCLUSIVE EASEMENT DATED JULY 14, 1994 AND RECORDED NOVEMBER 30, 1994 AS DOCUMENT 04007955.

7 PERPETUAL, NON-EXCLUSIVE EASEMENT DATED JULY 14, 1994 RECORDED NOVEMBER 30, 1994 AS DOCUMENT NUMBER 04007955.

8 ENCROACHMENT OF 7 STORY BRICK BUILDING LOCATED MAINLY ON LOTS 16, 17, AND 18 OF THE LAND OVER AND ONTO THE 15 FOOT PUBLIC ALLEY SOUTH OF ADJOINING BY APPROXIMATELY 0.007 TO 0.017 OF A FOOT AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., SURVEY NUMBER 125474 DATED MAY 25, 2004.

9 ENCROACHMENT OF THE 4 STORY BRICK BUILDING LOCATED MAINLY ON LOTS 16, 17, 18, 19, 20, 21, AND 22 OF THE LAND OVER AND ONTO (1) THE PUBLIC ALLEY EAST OF AND ADJOINING SAID LOTS BY 0.10 TO 0.13 OF A FOOT (2) THE 15 FOOT PUBLIC ALLEY SOUTH OF AND ADJOINING LOT 16 BY APPROXIMATELY 0.12 TO 0.23 OF A FOOT AS DISCLOSED BY SURVEY SERVICE, INC., SURVEY NUMBER 125474 DATED MAY 25, 2004.

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10 ENCROACHMENT OF THE 6 STORY BRICK BUILDING LOCATED MAINLY ON LOTS 16, 17, 18, 19, 20, 21, 22, 23, 24 AND 25 OF THE LAND OVER AND ONTO (1) THE 15 FOOT PUBLIC ALLEY SOUTH OF AND ADJOINING THE LAND BY APPROXIMATELY 0.15 OF A FOOT (2) THE CONCRETE WALK WEST OF AND ADJOINING THE LAND BY APPROXIMATELY 1.5 TO 1.8 FEET (2 METAL VENTS) (3) THE LAND NORTH OF AND ADJOINING BY APPROXIMATELY 0.04 TO 0.53 OF A FOOT (4) THE 16 FOOT PUBLIC ALLEY EAST OF AND ADJOINING THE LAND BY APPROXIMATELY 0.03 TO 1.55 FEET (A METAL VENT) (5) THE PUBLIC WALK WEST AND ADJOINING BY 0.37 OF A FOOT (COPING) AND (6) THE 16 FOOT PUBLIC ALLEY EAST AND ADJOINING BY 0.13 OF A FOOT (WINDOW SILLS) AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE, INC. A SURVEY NUMBER 125474 DATED MAY 25, 2004.

11 ENCROACHMENT OF 6 STORY BRICK BUILDING LOCATED SOUTH OF THE LAND, ONTO LOT 9 BY 1.5 FEET AS DISCLOSED BY SURVEY BY NATIONAL SURVEY INC NO. 125474 DATED MAY 25, 2004.

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