



Doc#: 0424031043
Eugene "Gene" Moore Fee: \$36.00
Cook County Recorder of Deeds
Date: 08/27/2004 11:37 AM Pg: 1 of 7

This document was prepared by
and after recording return to:

Catherine McGivney
Connelly Roberts & McGivney LLC
1 North Franklin Street
Suite 1200
Chicago, Illinois 60606

THIS TRANSFER IS EXEMPT
UNDER THE PROVISIONS OF
PARAGRAPH (e), ILCS
200/31-45 OF THE REAL
ESTATE TRANSFER TAX
LAW.

John Berger

Above Space for Recorder's use only

SPECIAL WARRANTY DEED

7

THIS SPECIAL WARRANTY DEED, made and entered into as of the date set forth below by The 1100 North Dearborn Limited Partnership, an Illinois limited partnership ("Grantor"), to RAM Partners, L.P., an Illinois limited partnership ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its heirs, legal representatives, successors and assigns, FOREVER, a 26.717870% undivided interest in and to all of the following described real estate, situated in the County of Cook, State of Illinois, known and described as follows, to wit:

Legal Description on Exhibit A attached hereto and made a part hereof (the "Property").

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 in equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, as above described, unto the Grantee, its heirs and assigns forever.

REC-90000 PC 08 27
DEC

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 17 AND THE SOUTH 40.00 FEET OF LOT 18 IN BLOCK 18 IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Identification No.: 17-04-413-010

Address of Real Estate: 1100 North Dearborn
Chicago, Illinois 60610

Property of Cook County Clerk's Office

First American Title

1100 N. Dearborn

UNOFFICIAL COPY

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes for the year(s) 2003, 2004 and subsequent years.

First installment tax for the year 2003 in the amount of \$194,079.70 is paid.

Taxes for the year(s) 2003 (final) and 2004 are not yet ascertainable or payable.

Tax Identification No.: 17-04-413-010

2. Mortgage dated December 10, 1982 and recorded January 3, 1983 as document 26454657, made by National Boulevard Bank of Chicago, as Trustee under Trust Agreement dated November 25, 1958 and known as Trust Number 345, to American National Bank & Trust Company of Chicago, to secure an indebtedness in the amount of \$3,000,000.00, and the terms and conditions thereof.

Modification Agreement recorded February 4, 1988 as Document 85053827

Assumption and Modification Agreement recorded October 29, 1990 as Document 90527111 made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 25, 1958 and known as Trust Number 345 and American National Bank and Trust Company, as Trustee under Trust Agreement dated November 30, 1989 and known as Trust Number 109915-03.

Modification Agreement recorded March 20, 1992 as Document 92186079.

3. Assignment of Rents made by National Boulevard Bank of Chicago, as Trustee under Trust Agreement dated November 25, 1958 and known as Trust Number 345 to American National Bank & Trust Company of Chicago recorded January 3, 1983 as document 26454658.

Assumption and Modification Agreement recorded October 29, 1990 as Document 90527111 made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 25, 1958 and known as Trust Number 345 and American National Bank and Trust Company, as Trustee under Trust Agreement dated November 30, 1989 and known as Trust Number 109915-03.

Modification Agreement recorded March 20, 1992 as Document 9218609.

4. Terms, powers, provisions and limitations of the Partnership Agreement under which title is held.
5. Right, Title and Interest of Realty & Mortgage Company, as agent and Berger Realty Group LLC, as disclosed by the above noted Agreement and as tax assessee under tax assessments.

UNOFFICIAL COPY

6. Existing unrecorded Leases, if any, and rights of parties in possession under such unrecorded lease.
7. Matters which would be disclosed by an accurate survey of the Property.
8. All covenants, conditions, restrictions easements, encumbrances and agreements of record affecting the Property.
9. Present and future zoning laws, ordinances, resolutions, orders and regulations of all municipal, county, state or federal governments having jurisdiction over the Property.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Grantor-Grantee Statement

(Exempt and ABI Transfer Declaration Statement
Required Under Public Act 87-543 Cook County Only)

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.

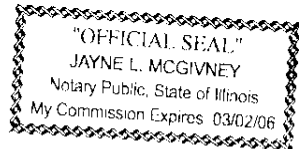
Dated August 9, 2004

Signature: Laura L. Carroll
Grantor or Agent

Subscribed and sworn to before
me by the said Laura L. Carroll

this 9th day of August

Notary Public Jayne L. McGivney



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 title to real estate under the laws of the State of Illinois.

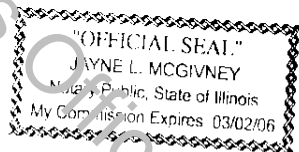
Dated August 9, 2004

Signature: Laura L. Carroll
Grantee or Agent

Subscribed and sworn to before
me by the said Laura L. Carroll

this 9th day of August

Notary Public Jayne L. McGivney



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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Faint, illegible text at the bottom right of the page.