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Doc#: 0424031046
Eugene "Gene" Moore Fee: \$36.00
Cook County Recorder of Deeds
Date: 08/27/2004 11:40 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.

Mes Brys

Above Space for Recorder's use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, ruade and entered into as of the date set forth below by The 1100 North Dearborn Limited Farmership, an Illinois limited partnership ("Grantor"), to The Elizabeth Berger Trust ("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, FORFVER, a 6.675520% 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.

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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 Property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND, the Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters set forth on **Exhibit B** attached hereto and incorporated herein, none of which shall be re-imposed hereby.



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| ntor ha | s exect | uted this Special Warranty Deed as of |
|--|---|---|
| THE PART | | NORTH DEARBORN LIMITED HIP, an Illinois limited partnership |
| By: | RECC | C Corporation II, an Illinois ration, its general partner |
| | By: | Miles L. Berger Chairman |
| | | |
| of RE a dlino e forego ad deliv | CC Co is limite ing ins | reporation II, general partner of The ed partnership, known to me to be the strument, appeared before me this day aid instrument as such Chairman voluntary act and deed of said entity |
| \ - 6 | | Bell Network P. H. |
| ₹ NV | LAURA TARY PUBL | Notary Public CIAL SEAL BETH MILLER IC, STATE OF ILLINOIS TO EXPIRES 12-7-2004 |
| | THE PART By: By: For good delives the free for good delives the free free free free free free free fr | THE 1100 PARTNERSI By: RECC corpor By: By: Office me on Ar of RECC Co n Illinois limit of for going ins ad delivered sa s the free and Seal, this OFFI LAURA NOTARY PURI |

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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 F state:

1100 North Dearborn

Chicago, Illinois 60610

City of Chicago Dept. of Revenue

350437

08/26/2004 13:49 Batch 00797 80

Real Estate Fransfer Stamp \$0,00 County Clark's Office

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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 yar(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, is Trustee under Trust Agreement dated November 30, 1989 and known as Trust Number 199915-03.

Modification Agreement recorded March 20, 1992 as Document 92186079.

3. Assignment of Rents made by National Boulevard Bank of Cricago, as Trustee under Trust Agreement dated November 25, 1958 and known as Trust Number 245 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.

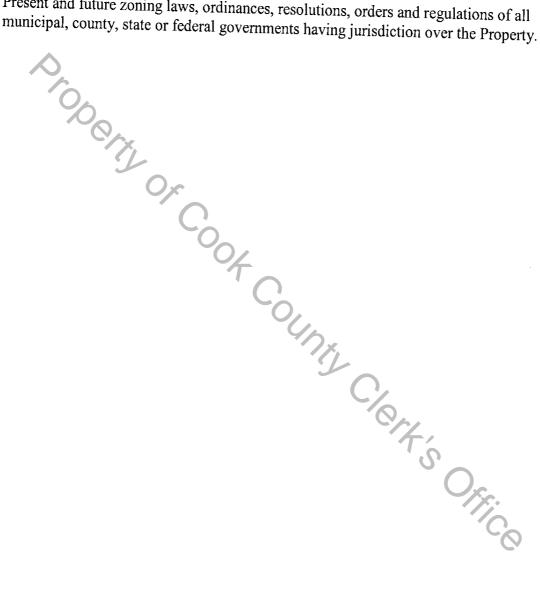
Modification Agreement recorded March 20, 1992 as Document 9218609.

- 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.

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- 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.



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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.

| Illinois. | o real estate under the laws of the Stat | on and e of |
|--|---|--|
| Dated Awayust 9 , 2004 | Signature: Jamas Cana Grantor or Agent | <u>le</u> |
| Subscribed and sworn to before | • | |
| me by the said Laura L. Carroll | gooddooddoo g "Official | SUAL " |
| | ▶ → JAYNE L. MCG | GIVNEY 🖁 |
| Notary Public hand I have | My Commission Evo | urae Auroaine 🕏 |
| A The state of the | Chevry Bossessions | ************************************** |
| | <i>f</i> | |
| The grantee or his agent affirms and verified deed or assignment of beneficial interest in | es that the name of the | |
| deed or assignment of beneficial interest in Illinois corporation or foreign corporation as | a land trust is either a material | on the |
| Illinois corporation or foreign corporation autitle to real estate in Illinois, a partnership au | It to ized to do business or a price. | an |
| title to real estate in Illinois, a partnership at title to real estate in Illinois, or other entity re | uthorized to do business or acquire and | i hold |
| title to real estate in Illinois, or other entity robusiness or acquire title to real estate under | ecognized as a person and authorized | i nold |
| business or acquire title to real estate under | r the laws of the State of Illinois | to ao |
| Dated August 9 2004 | Signature: Journal Caul | NO |
| | | <u> </u> |
| Out. II . | Grantee or Agent | |
| Subscribed and sworn to before | \$ recessoood | ******** |
| me by the said Laura L. Carroll this | "OFFICIAI JA 'NE L. MO | L SEAL" 🐰 🎖 |
| Mataria Dalii | Note y Public, St | tate of Illinois 🙎 |
| Notary Public | Me Veryay My Cor introduction Ex | rpires 03/02/06 |
| Note: any person who knowingly submits a f | | |
| and person with knowingly submits a f | alse statement comporation at | V |

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.)