



Doc#: 0424031049
Eugene "Gene" Moore Fee: \$36.00
Cook County Recorder of Deeds
Date: 08/27/2004 12:00 PM Pg: 1 of 7

This document was prepared by
and after recording return to:

Audrey E. Selin, Esq.
Neal, Gerber & Eisenberg LLP
2 North LaSalle Street
Suite 2200
Chicago, Illinois 60602

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

Melvin Berger

Above Space for Recorder's use only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the date set forth below by The 2000 Lincoln Park West Limited Partnership, an Illinois limited partnership ("Grantor"), to Robert B. Berger ("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 28.8152% 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.

7827 NES 90600 R.C
DEC

✓

G

UNOFFICIAL COPY

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.

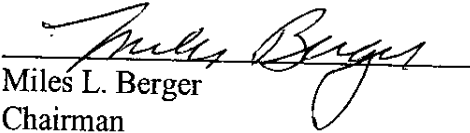
Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the ____ day of August, 2004

THE 2000 LINCOLN PARK WEST LIMITED PARTNERSHIP, an Illinois limited partnership

By: RECC Corporation II, an Illinois corporation, its general partner

By: 
Miles L. Berger
Chairman

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

This instrument was acknowledged before me on August 6, 2004 by Miles L. Berger, as the Chairman of RECC Corporation II, general partner of The 2000 Lincoln Park West Limited Partnership, an Illinois limited partnership, 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 he signed and delivered said instrument as such Chairman as his free and voluntary act and deed, and as the free and voluntary act and deed of said entity for the uses and purposes set forth herein.

GIVEN under my hand and Notarial Seal, this 6 day of August, 2004.



Notary Public

MY COMMISSION EXPIRES:
12-7-2004



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, AND 6 IN THE SUBDIVISION OF BLOCK 32 IN THE CANAL TRUSTEES' SUBDIVISION OF THE NORTH ½ AND THE NORTH ½ OF THE SOUTH EAST ¼ AND THE EAST ½ OF THE SOUTH WEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-33-209-001-0000
14-33-209-002-0000

Address of Real Estate: 2000 North Lincoln Park West
Chicago, Illinois 60614

City of Chicago

Dept. of Revenue

350439

08/26/2004 13:49 Batch 00797 80



Real Estate

Transfer Stamp

\$0.00

UNOFFICIAL COPY

EXHIBIT B

EXCEPTIONS TO TITLE

1. Present and future zoning laws, ordinances, resolutions, orders and regulations of all municipal, county, state or federal governments having jurisdiction over the Property and the use of improvements thereon.
2. All covenants, restrictions, easements, encumbrances and agreements of record.
3. Such state of facts as disclosed by the survey of the Property prepared by Haeger Engineering LLC as Order No. 04-078 and dated May 18, 2004.
4. The lien of any unpaid real estate taxes, water charges and sewer rents for 2003 and subsequent years.
5. (a) The lien of all unpaid assessments encumbering the Property, and installments thereof, due and payable on or after the date hereof, and (b) the lien of all unpaid assessments which first encumber the Property subsequent to the July 7, 2004, and installments thereof, whether due and payable prior to, on or after the date hereof.
6. All liens and encumbrances resulting from the investigations or any and all other activities undertaken by Grantee or Grantee's representatives.
7. Building codes and restrictions heretofore or hereafter adopted by any public agency.
8. All leases and service contracts affecting the Property.
9. The land lies within the boundaries of a Special Service Area as disclosed by Ordinance recorded as Document 0021412848, and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances.
10. Terms, provisions, limitations and conditions contained in the Urban Renewal Plan and Feasibility of Relocation for Lincoln Park Project 1 Urban Renewal Project, a copy of which was recorded April 27, 1967 as Document 20107662, as amended by Amendment recorded December 6, 1968 as Document 20696306.
11. Lease made by Mid Town Bank of Chicago, to American National Bank and Trust Company of Chicago, as Trustee under Trust Number 25042, a Memorandum of which was recorded October 4, 1974 as Document No. 22867680, demising the land for a term of years beginning January 1, 1973 and ending December 31, 1993, 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. A Memorandum of Amendment to Lease was recorded on January 16, 1975 as Document No. 22963946.

UNOFFICIAL COPY

12. Encroachment of a 16 story building located mainly on the land over and onto the concrete walk West and adjoining by 0.17 feet as disclosed by survey made by Haeger and Associates, Inc., dated April 1, 1991, Order No. 91-038.

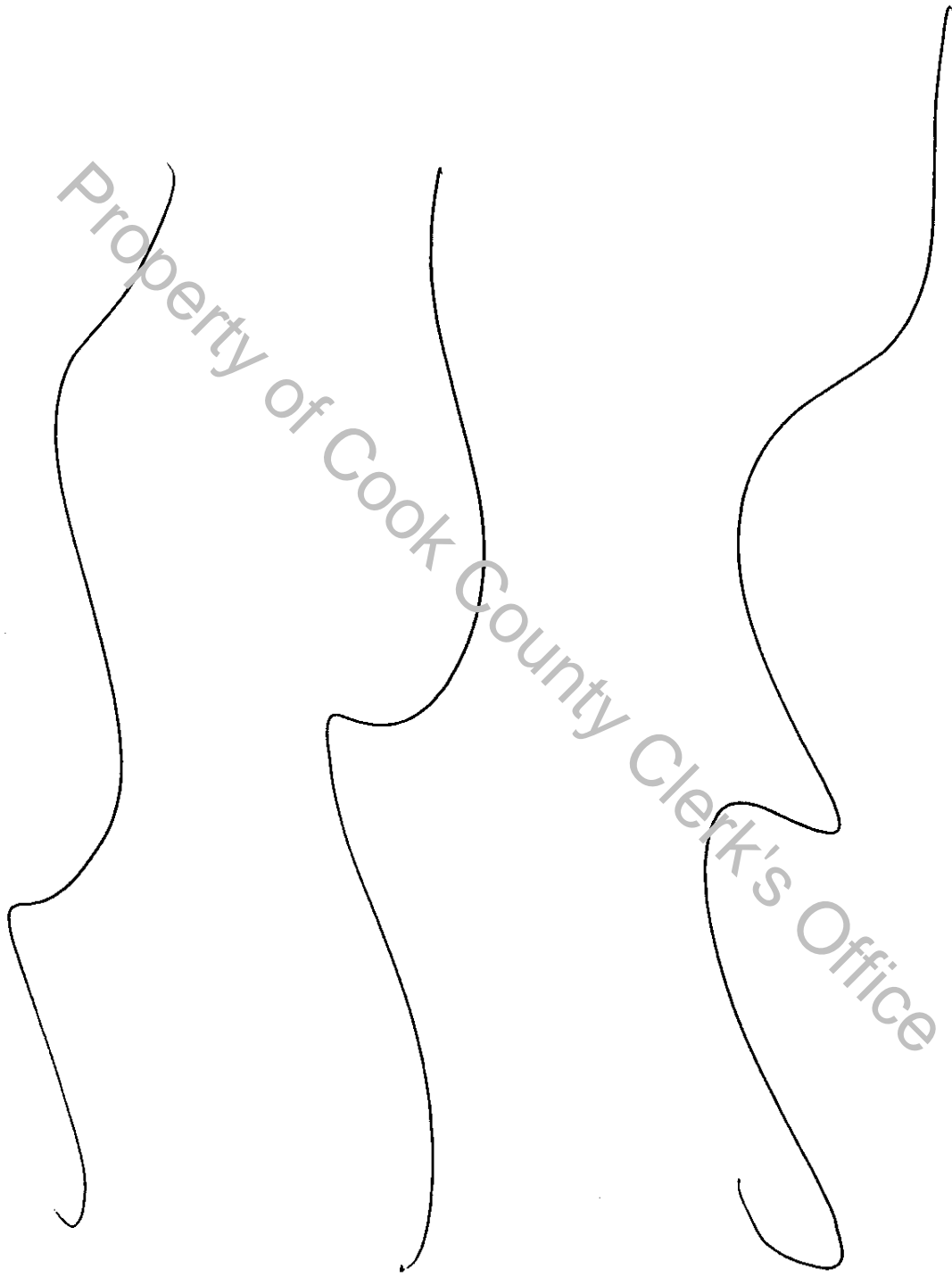


Photo of [unclear]

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

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 12, 2004

SUBSCRIBED and SWORN to before me this 12 day of August, 2004.

Signature: THE 2000 LINCOLN PARK WEST LIMITED PARTNERSHIP

By: RECC Corporation II, an Illinois corporation, its General Partner

Laura Beth Miller

Notary Public



By: Miles L. Berger
Miles L. Berger, Chairman

Grantee or Agent

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

Dated: August 12, 2004

SUBSCRIBED and SWORN to before me this 12 day of August, 2004.

Signature:

Robert B. Berger
Robert B. Berger

Notary Public

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]