

UNOFFICIAL COPY



SPECIAL WARRANTY DEED (ILLINOIS)

Doc#: 0428639039
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 10/12/2004 10:09 AM Pg: 1 of 5

THIS INDENTURE, made this 29th
day of September, 2004 between Surf
Apartments Limited Partnership, an
Illinois limited partnership
("Grantor"), and 625 W. Surf LLC, an
Illinois limited liability company
("Grantee").

(The Above Space for Recorders Use Only)

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100
Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt
whereof is hereby acknowledged, and pursuant to all requisite authority of said limited
partnership, by these presents does CONVEY AND WARRANT unto Grantee, 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 attached EXHIBIT A

TOGETHER with all and singular the hereditaments and appurtenances thereunto
belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders,
rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand
whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with
the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances,
unto the Grantee, forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree
to and with Grantee, and 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 it WILL WARRANT AND DEFEND the said premises
against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but
against none other, subject only to:

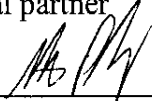
See attached EXHIBIT B

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the authorized signatories of Grantor as of the day and year first above written.

**SURF APARTMENTS LIMITED
PARTNERSHIP, an Illinois limited partnership**

By: **Banner Property Management, Inc., its
general partner**

By: 

Name: Milton Pinsky


Title: President


This instrument was prepared by:

Jennifer Desser, Esq.
Neal, Gerber & Eisenberg LLP
Two North LaSalle Street, Suite 2200
Chicago, Illinois 60602

This instrument should be returned to and send Subsequent Tax Bills to:

624 West Surf LLC
c/o Moore Investment Properties LLC
801 West Adams Street
Suite 500
Chicago, Illinois 60607

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000142509	REAL ESTATE TRANSFER TAX
	 OCT. 12. 04		0174625
	REVENUE STAMP		FP326670

STATE TAX	STATE OF ILLINOIS	# 0000071054	REAL ESTATE TRANSFER TAX
	 OCT. 12. 04		0349250
	<small>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</small>		FP326669

City of Chicago  Real Estate
Dept. of Revenue Transfer Stamp
355432 **\$26,193.75**
10/12/2004 09:28 Batch 05349 10

UNOFFICIAL COPY

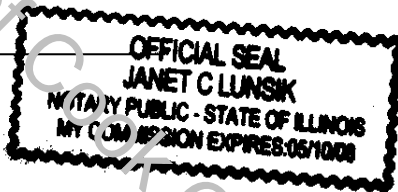
STATE OF ILLINOIS)
)
COUNTY OF Cook)

I, a Notary Public of the County and State aforesaid, certify that Milton Pinsky personally came before me this day and acknowledged that ~~he~~ is the President of Banner Property Management, Inc., the general partner of Surf Apartments Limited Partnership, an Illinois limited partnership, that by authority duly given, (s)he signed the foregoing instrument as her/his free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

WITNESS my hand and official stamp or seal, this 27th day of September, 2004.

Janet C Lunsik
Notary Public

My commission expires: _____



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOTS 6 AND 7 IN THE SUBDIVISION OF LOTS 4 AND 5 AND THE SOUTH ½ OF LOT 3
IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST ½ OF THE NORTHWEST
¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 14-23-116-024

14-28-116-025

Commonly known as 624-630 W. Surf, Chicago, Illinois

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. General and special taxes and assessments not yet due or payable.
2. Encroachment of a 2 car concrete block garage located on the land West and adjoining the property over and onto the property by approximately 0.16 feet as disclosed on the survey prepared by National Survey Service, Inc. dated August 1, 1997, revised September 26, 1977, and further revised August 4, 2004 as Order No. N125721 (the "Survey").
3. Encroachment of a 2 story brick building located on the land West and adjoining the property over and onto the property by approximately 0.22 feet and the widest encroachment point as disclosed on the Survey.
4. Encroachment of the 3 story brick building located on the land over and onto property East and adjoining by approximately 0.08 feet and the tile roof thereon over the property East and adjoining by approximately 0.17 feet as disclosed on the Survey.
5. Encroachment of the 3 story brick building located on the land over and onto property South and adjoining by approximately 0.48 feet at widest point of encroachment and the encroachment of the cornice at roof thereon by approximately 0.25 feet as disclosed on the Survey.
6. Acts of, by or through Grantee.
7. Covenants, conditions and restrictions and private or public utility easements of record, together with easements or claims of easements not shown by the public records.
8. Encroachments or other matters which would be disclosed by an accurate survey.
9. Rights of tenants under the Leases (as defined in that certain Real Estate Sale Contract dated as of July 15, 2004 by and between Surf Apartments Limited Partnership, as seller, and 624 W. Surf LLC, successor by assignment to Moore Investment Properties LLC, as purchaser, as amended by that certain Rider dated as of July 29, 2004), and those claiming by, through and under said tenants.