



Doc#: 0432435087  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 11/19/2004 09:01 AM Pg: 1 of 6

This instrument was prepared by:

Peter T. Wall, Esq.  
Greenberg Traurig, LLP  
77 West Wacker Drive  
Suite 2500  
Chicago, Illinois 60601

Above Space for Recorder's Use

SPECIAL WARRANTY DEED

**THIS INDENTURE WITNESSETH THAT RICHARD M. WARSAW AND LOUISE D. WARSAW, husband and wife**, whose address is 1330 North LaSalle Street, Suite 211, Chicago, Illinois 60610 ("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, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto **CLYBOURN INVESTMENT GROUP, L.L.C.**, an Illinois limited liability company ("Grantee"), whose address is 1370 North Wood Street, Chicago, Illinois 60622 the following described real property located in the County of Cook, State of Illinois and legally described as follows:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, all 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 equity, of, in and to the above described property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to: the Permitted Title Exceptions, as described on **Exhibit B** attached hereto and hereby made a part hereof.

**Permanent Index Number(s):** (1) 17-04-122-086-0000; (2) 17-04-122-087-0000; (3) 17-04-122-088-0000; (4) 17-04-122-089-0000; and (5) 17-04-122-090-0000.

8238286 D2-TMS (1045)

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# UNOFFICIAL COPY


**Common Address:** 1275 North Clybourn Avenue, Chicago, Illinois

[Signature Page Follows]

Property of Cook County Clerk's Office

**STATE OF ILLINOIS**

STATE TAX



NOV. 17.04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000004672

REAL ESTATE TRANSFER TAX
02225.00
FP 103024

**COOK COUNTY**

COUNTY TAX

REAL ESTATE TRANSACTION TAX



NOV. 17.04


REVENUE STAMP

# 0000001700

REAL ESTATE TRANSFER TAX
0111250
FP 103022

**CITY OF CHICAGO**

CITY TAX



NOV. 17.04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

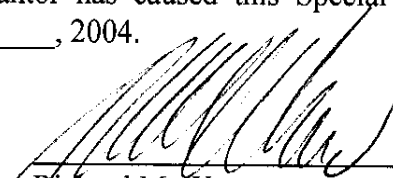
# 0000001034

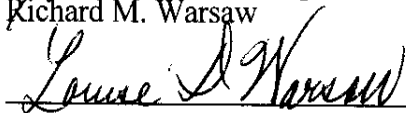
REAL ESTATE TRANSFER TAX
16687.50
FP 103023

# UNOFFICIAL COPY

[Signature Page to Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 24<sup>th</sup> day of October, 2004.

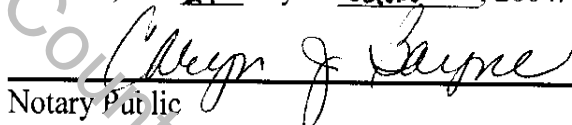
  
 \_\_\_\_\_  
 Richard M. Warsaw

  
 \_\_\_\_\_  
 Louise D. Warsaw

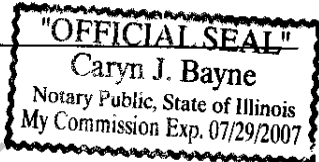
State of Illinois )  
 ) SS  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard M. Warsaw, personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth.

Given under my hand and official seal, this 24<sup>th</sup> day of October, 2004.

  
 \_\_\_\_\_  
 Notary Public

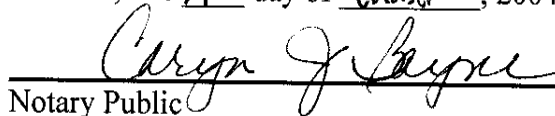
Commission expires: \_\_\_\_\_



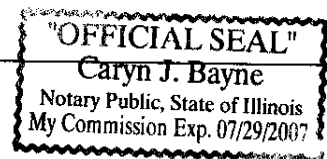
State of Illinois )  
 ) SS  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Louise D. Warsaw, personally known to me, whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the purposes therein set forth.

Given under my hand and official seal, this 24<sup>th</sup> day of October, 2004.

  
 \_\_\_\_\_  
 Notary Public

Commission expires: \_\_\_\_\_



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**MAIL SUBSEQUENT TAX BILLS TO:**

Clybourn Investment Group, L.L.C.

1320 N. Wood St.

Chicago IL 60622

**AFTER RECORDING MAIL DEED TO:**

Eric Feldman + Associates

1455 N. Paulina St.

Chicago, IL 60622

Property of Cook County Clerk's Office

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## EXHIBIT A

### Legal Description

LOTS 4, 5, 6, 7, 8 AND 9 IN SUBDIVISION OF LOT 22 IN BUTTERFIELD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER(S):** (1) 17-04-122-086-0000; (2) 17-04-122-087-0000;  
(3) 17-04-122-088-0000; (4) 17-04-122-089-0000;  
and (5) 17-04-122-090-0000.

**COMMON ADDRESS:** 1275 North Clybourn Avenue, Chicago, Illinois

Property of Cook County Clerk's Office

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## EXHIBIT B

### Permitted Title Exceptions

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. SPECIAL TAXES OR ASSESSMENTS, IF ANY, FOR IMPROVEMENTS NOT YET COMPLETED.
3. INSTALLMENTS, IF ANY, NOT DUE AT THE DATE HEREOF OF ANY SPECIAL TAX OR ASSESSMENTS FOR IMPROVEMENTS HERETOFORE COMPLETED.
4. BUILDING LINES AND BUILDING AND LIQUOR RESTRICTIONS OF RECORD.
5. ZONING AND BUILDING LAWS AND ORDINANCES.
6. ROADS AND HIGHWAYS.
7. PRIVATE, PUBLIC AND UTILITY EASEMENTS.
8. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.
9. UNRECORDED LEASE DATED NOVEMBER 1, 2000, IN FAVOR OF CLEAR CHANNEL OUTDOOR, INC.

Property of Cook County Clerk's Office