

UNOFFICIAL COPY

This instrument was prepared
by:

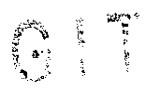
199 4346283
Jay Gilbert, Esq.
Kutak Rock LLP
One S. Wacker Dr., Suite 2050
Chicago, IL 60606



Doc#: 0433747024
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/02/2004 07:51 AM Pg: 1 of 3

After recording return to:

David Sachs, Esq.
Aronberg Goldgehn Davis
& Garmisa
One IBM Plaza, Suite 3000
Chicago, IL 60611



SPECIAL WARRANTY DEED

THE GRANTOR, 2626 Lincoln LLC, an Illinois limited liability company, of the City of Evanston, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, conveys and warrants to Rogers Lofts LLC, an Illinois limited liability company, of 2638 Halsted, Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A

situated in the City of Chicago, County of Cook, in the State of Illinois.

Permanent Real Estate Index Number(s): 11-30-420-001-0000 and 11-30-420-063-0000
Address of Real Estate: 7383-89 N. Rogers, Chicago, Illinois

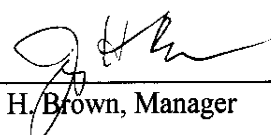
Subject to: covenants, conditions and restrictions of record which do not adversely affect Purchaser's intended use of the Property as a residential apartment/condominium building with parking (the railroad parcel may only be used for parking); public and utility easements of record serving the property which do not underlie the improvements on the property and which are not violated thereby; special governmental taxes or assessments for improvements not yet completed; general real estate taxes for the year 2004 and subsequent years to the extent the same are not yet due and payable at the time of closing.

The grantor warrants that the said real estate is free from encumbrances made by the grantor, and that the grantor will warrant and defend the said real estate against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

And each grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

DATED this 15th day of November, 2004

2626 Lincoln LLC, an Illinois limited liability company

By: 
Jay H. Brown, Manager

W

UNOFFICIAL COPY

Exhibit A Legal Description

Parcel 1:

Lots 1, 2, 3 and 4 in S. Rogers Touhy's Rogers Avenue and Clayton Court Subdivision of Part of Block 1, as laid out in Touhy's Addition to Rogers Park in the Southeast 1/4 of Section 30, Township 41 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

That part of the Union Pacific Railroad Company predecessor to Chicago and Northwestern Railroad Right of Way lying East of and adjoining Lot 1 in S. Roger's Touhy's Rogers Avenue and Clayton Court Subdivision and part of Block 1 as laid out in Touhy's addition to Rogers Park, in the Southeast 1/4 of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Beginning at the Northeast Corner of Said Lot 1; thence South along the East Line of said Lot 1 and its extension Southerly, a distance of 275.0 feet to a point, said point being 13.28 feet South of the South Line of Lot 8, extended East, in the aforesaid S. Roger's Touhy's Rogers Avenue and Clayton Court Subdivision; thence East parallel with the South Line of said Lots 1 and 8 a distance of 30 feet; thence North along a straight line, a distance of 284.14 feet to a point in the South Line of N. Rogers Avenue, said point being 29.0 feet East of the Northeast Corner of said Lot 1; thence West along the South Line of North Rogers Avenue, a distance of 29.0 feet to the point of beginning.

P.I.N.: 11-30-420-063-0000 and 11-30-420-001-0000

Address: 7383-89 N. Rogers
Chicago, Illinois

Office of Cook County Clerk's Office