

# UNOFFICIAL COPY

Prepared by:

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500 N. Dearborn Street - 2nd Floor  
Chicago, IL 60610



Doc#: 0500433002  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/04/2005 07:02 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17<sup>th</sup> day of December, 2004, between MCZ/Centrum Adams, L.L.C., an Illinois limited liability company, of 225 West Hubbard, Fourth Floor, Chicago, Illinois 60610, party of the first part, and Castlepoint Monroe, L.L.C., an Illinois limited liability company, of 2236 North Lincoln Avenue, First Floor, Chicago, Illinois 60614, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to-wit:

See Exhibit A attached hereto

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 the party of the first part, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his heirs 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 that the said premises, against all persons lawfully claiming, or to claim the same, by, through, or under it, it WILL WARRANT AND DEFEND, subject to: See Exhibit B attached hereto and made a part hereof.

Box 400-CTCC

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IN WITNESS WHEREOF, said party of the first part has hereto affixed its name the day and year first above written.

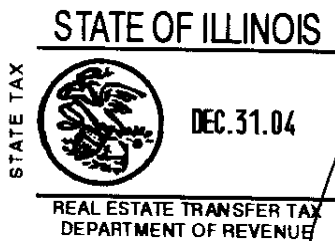
MCZ/CENTRUM ADAMS, L.L.C., an Illinois limited liability company

By:   
Manager

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

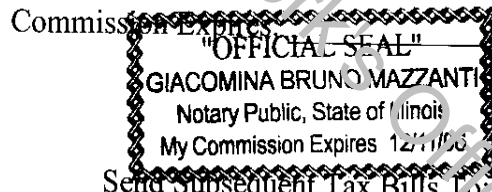
*Giacomina Bruno Mazzanti*, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John McLinden, personally known to me to be the Manager of MCZ/Centrum Adams, L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as Manager signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17<sup>th</sup> day of December, 2004.



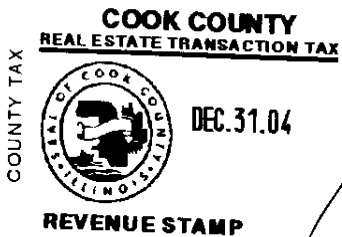
REAL ESTATE TRANSFER TAX
0465000
FP 103024

*Giacomina Bruno Mazzanti*  
Notary Public



Mail To:  
  
David L. Goldstein, Esq.  
35 East Wacker Drive  
Suite 1750  
Chicago, Illinois 60614

Castlepoint Monroe, L.L.C.  
2236 North Lincoln Avenue  
First Floor  
Chicago, Illinois 60614



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

LOT 2 (EXCEPT THE SOUTH 12.0 FEET THEREOF) IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 17, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO

THE WEST 25 FEET OF LOT 6 AND ALL OF LOT 7 (EXCEPT THE SOUTH 12.0 FEET THEREOF) IN THE ASSESSOR'S DIVISION OF SUBLOT 1 OF LOT 1 IN BLOCK 13 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ALSO

THAT PART OF LOT 1 IN BLOCK 13 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE NORTH LINE OF SAID LOT 1 ON MONROE STREET AT A POINT DISTANT 322.00 FEET FROM THE WEST LINE OF SAID LOT 1; RUNNING THENCE EAST ALONG SAID NORTH LINE AND ALONG MONROE STREET, 50.00 FEET; RUNNING THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF LOT 1, 150.00 FEET MORE OR LESS TO THE SOUTH LINE OF LOT 1, THENCE RUNNING WEST ALONG SAID SOUTH LINE OF LOT 1, 50.00 FEET; THENCE RUNNING NORTH ON A NORTH LINE PARALLEL WITH THE EAST LINE OF SAID LOT 1 TO THE PLACE OF BEGINNING (EXCEPT THE SOUTH 12 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 4 (EXCEPT THE SOUTH 12 FEET FOR ALLEY) IN ASSESSOR'S DIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1019 and 1031-47 West Monroe Street, Chicago, IL  
PIN: 17-17-211-003 through 17-17-211-008, 17-17-211-010

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- (a) GENERAL REAL ESTATE TAXES, AND ANY SIMILAR TAXES OR CHARGES IMPOSED WITH RESPECT TO THE REAL ESTATE WHICH ARE NOT THEN DUE AND OWING.
- (b) ENCROACHMENT OF THE CONCRETE SIGN BASE AND CONCRETE WALL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.70 FEET AND 0.10 FEET WEST AND ADJOINING AND 0.05 FEET EAST AND ADJOINING; AND ENCROACHMENT OF THE BRICK WALL LOCATED MAINLY ON THE AND ONTO THE PROPERTY WEST AND ADJOINING BY APPROXIMATELY 0.03 TO 0.17 FEET, ALL AS SHOWN ON PLAT OF SURVEY NUMBER 03-675A PREPARED BY B.H. SUHR COMPANY, INC., DATED DECEMBER 18, 2004 AND REVISED APRIL 20, 2004.
- (c) POSSIBLE UNRECORDED EASEMENTS TO PUBLIC OR QUASI-PUBLIC UTILITY COMPANIES AS SHOWN BY MANHOLES AND SEWER INLETS LOCATED ON THE LAND, DEPICTED ON SURVEY NUMBER 03-675A PREPARED BY B.H. SUHR & COMPANY, INC., DATED DECEMBER 18, 2003 AND REVISED APRIL 20, 2004.
- (d) UNRECORDED EASEMENT IN FAVOR OF PUBLIC AND, OR QUASI-PUBLIC UTILITY COMPANIES OVER THAT PART OF PARCEL 1 MARKED WITH INLETS AND MANHOLES AND OVER AND ONTO THE NORTH LINE OF PARCEL 1 AND MARKED WITH MANHOLES, POWER POLES WITH 4 TRANSFORMERS AS SHOWN ON PLAT OF SURVEY NUMBER 03-675A PREPARED BY B.H. SUHR & COMPANY, INC. DATED DECEMBER 18, 2004 AND REVISED APRIL 20, 2004.

City of Chicago  
Dept. of Revenue



Real Estate  
Transfer Stamp

363886

\$34,875.00

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