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SPECIAL WARRANTY DEED STATUTORY (ILLINOIS)

Doc#: 0501139070
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/11/2005 11:01 AM Pg: 1 of 4

9401 West Grand Avenue, LLC

THE GRANTOR, a Delaware limited liability company, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, in hand paid, CONVEYS AND WARRANT TO: 9401 Joint Venture, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number (s):

12-27-300-051-0000, 12-27-123-091-0000 and 12-27-122-028-0000

Address of Real Estate: 9401 West Grand Avenue
Franklin Park, Illinois 60131



This stamp is required pursuant to Section 2-1074 A (1) of the Franklin Park Village Code regarding review of documents.

[remainder of page intentionally left blank]

FIRST AMERICAN TITLE
NCS
ORDER # 118020
EB 2 of 3

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its manager this 30th day of December, 2004.

9401 WEST GRAND AVENUE, LLC, a Delaware limited liability company

By: 9401 West Grand LLC, its Managing Member

By: PAMI, LLC, its Managing Member

By: 
 Name: **David S. Broderick**
 Title: **Authorized Signatory**

State of New York
 County of New York) ss

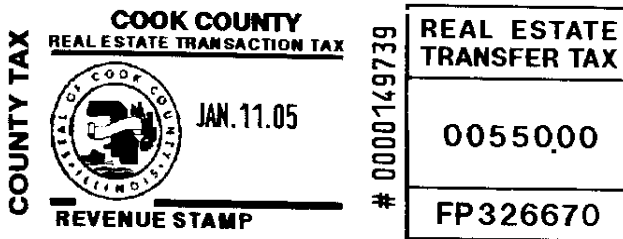
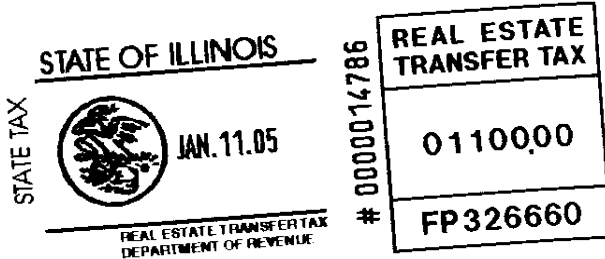
I, the undersigned, Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **David S. Broderick**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 28 day of December, 2004.


 Notary Public

My commission expires: October 8, 2006

MARIBEL RUIZ
 Notary Public, State of New York
 No. 01RU6081733
 Qualified in County of New York
 Commission Expires October 8, 2006



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This Instrument was prepared by and should be mailed after recording to: Glenn L. Udell C/o Brown, Udell & Pomerantz, Ltd., 1332 N. Halsted Street Suite 100, Chicago, Illinois 60622.

Mail to:
Glenn L. Udell
C/o Brown, Udell & Pomerantz, Ltd
1332 N. Halsted Street-Suite #100
Chicago, Illinois 60622

Send subsequent tax bills to:
Glenn L. Udell
C/o Brown, Udell & Pomerantz, Ltd
1332 N. Halsted Street-Suite #100
Chicago, Illinois 60622



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EXHIBIT A Legal Description

Parcel 1

Lot 1 in West Grand Avenue Subdivision, recorded on July 31, 1997 as Document No. 97557554 of part of the west $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of Section 27, Township 40 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois.

LESS AND EXCEPT that part of Lot 1 in West Grand Avenue Subdivision recorded on July 31, 1997 as Document Number 97557554 of part of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 27, Township 40 North, Range 12 East of the Third Principal Meridian, Cook County, Illinois, described as follows: beginning at the Northeast corner of said Lot 1; thence on an assumed bearing South 01 degrees 13 minutes 42 seconds West, on the East line of said Lot, 52.98 feet; thence North 50 degrees 09 minutes 47 seconds West, 62.88 feet; thence North 77 degrees 29 minutes 19 seconds West, 67.71 feet; thence Northwesterly 261.30 feet on a curve concave to the South, having a radius of 5,674.98 feet, the chord of said curve bears North 78 degrees 48 minutes 10 seconds West 261.28 feet; thence North 77 degrees 09 minutes 48 seconds West, 69.87 feet to the North line of said Lot; thence South 81 degrees 10 minutes 54 seconds East on said North line, 431.15 feet; thence Southeasterly 14.07 feet on said North line being a curve to the North, having a radius of 9,582.30 feet, the chord of said curve bears South 81 degrees 13 minutes 26 seconds East, 14.07 feet to the point of beginning.

Parcel 2

That part of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of Section 27, Township 40 North, Range 12 East of the Third Principal Meridian lying north of Grand Avenue (except therefrom the East 156.8 feet and except that part falling in Washington Street), Cook County, Illinois.

Parcel 3

That part of the west $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of Section 27, Township 40 North, Range 12 East of the Third Principal Meridian described as follows:

Commencing on the south line of said west $\frac{1}{2}$ at a point 156.8 feet west of the southeast corner of said west $\frac{1}{2}$; thence running north parallel with the east line of said west $\frac{1}{2}$, 174.55 feet; thence west parallel with the said south line, 498.7 feet; thence south parallel with the east line of said west $\frac{1}{2}$, 174.65 feet to the south line; thence east on said south line 498.7 feet to the point of beginning (except therefrom that part thereof conveyed to the Village of Franklin Park by deed recorded July 21, 1925 as Document 8981920, and also excepting therefrom the north $37\frac{1}{2}$ feet of that part of the above-described property lying east of Washington Street as extended and west of alley immediately east and adjoining thereto, and except that part conveyed by Deed recorded as Document 12518201), Cook County, Illinois.