UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13th day of January, 2005, by SIMON PROPERTY GROUP (ILLINOIS), L.P., an Illinois limited partnership,115 W. Washington Street, Indianapolis, Indiana 46204 ("Grantor"), to and in favor of ANDREW JIN-CHAN CHERNG AND PEGGY TSIANG CHERNG, Co-Trustees of the CHERNG FAMILY TRUST dated October 30, 1987, c/o Panda Express, 1683 Walnut Grove Avenue, Rosemead, California Fr 04030685

WITNESSETH THAT:

Granfor, for valuable consideration, does hereby grant, with special warranty covenants, unto the Grance, its successors and assigns, all of the parcel of land lying and being in Cook County, Illinois, consisting of approximately 0.619 acres, as more fully described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Parcel");

TOGETHER, with an und singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 Grantor either in law or in equity, of, in and to the Parcel, with the hereditaments and appurtenances;

BUT SUBJECT TO:

all streets and public rights of way; (i)

ray; PNH 18-16-301-009

- all laws, rules and/or regulations (federal, state and/or local) now in effect; (ii)
- restrictions, encumbrances, reservations, limitations, conditions, easements, (iii) agreements and/or other matters affecting the Parcel, if of public record; and
- all real estate taxes and assessments not due and payable as of the 'ast'c hereof. (iv)

Doc#: 0502403135 [Eugene "Gene" Moore Fee: \$50.; !Cook County Recorder of Deeds (Date: 01/24/2005 03:03 PM Pg. TO HAVE AND TO HOLD, the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

This instrument was prepared by and after recording should be returned to: \$1.1041

Real Estate Transfer Tax 1807

Return to

10

Interstate Title Services 5 Harvard Circle, Ste. 110 West Palm Beach, Fl. 33409

COUNTY REAL ESTATE

JAN.24.05

COOK COUNTY

00001506/3 0065000 FP326670

REAL ESTATE

TRANSFER TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

TRANSFER TAX 0130000

FP326660

0502403135 Page: 2 of 3

UNOFFICIAL CO

And Grantor will warrant and defend title to the Parcel against all parties lawfully claiming the same from, through or under it, but against no others.

And Grantor hereby covenants and warrants that it is fully authorized to convey the Parcel as set forth herein.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed, the day and year first above written.

GRANTOR

SIMON PROPERTY GROUP (ILLINOIS), L.P., an

Illinois limited partnership

CHARLES MALL COMPANY LIMITED

PARTNERSHIP, a Maryland limited

partnership, General Partner

SIMON PROPERTY GROUP

(DELAWARE), INC., a Delaware

corporation, General Partner

Bavid Simon

Chief Executive Officer

STATE OF INDIANA

COUNTY OF MARION

State of Columnia Col Before me, a Notary Public in and for said County and State, personally appeared David Simon, to me personally known as the Chief Executive Officer of SIMON PROPERTY GROUP (DELAWARE), INC., a Delaware corporation, General Partner of CHARLES MALL COMPANY LIMITED PARTENRSHIP, a Maryland limited partnership, General Partner of SIMON PROEPRTY GROUP (ILLINOIS), L.P., an Illinois limited partnership, who acknowledged his execution of the foregoing instrument for and on behalf of said Corporation by WITNESS my hand and notarial seal this 13 day of January

DARLENE E. GARVEY Res. of Johnson Co. Comm. Exp. 1-18-2008

0502403135 Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT "A" Legal Description of the Parcel

That part of the North Three Quarters of Lot 11 in School Trustees Subdivision of Section 16, Township 38 North, Range 12 East, of the Third Principal Meridian, all in Cook County, Illinois, bounded and described as follows:

Beginning at a point, said point being 50.00 feet West of the East line of Lot 11 and 257.08 feet South of the North line of Lot 11; thence South along a line which is parallel to and 50.00 feet West of the East line of Lot 11, bearing South 0 degrees 00'00" West, a distance of 135.00 feet to a point; thence West along a line parallel with the South line of the North Three Quarters of Lot 11, bearing North 89 degrees 45' 58" West, a distance of 200.00 feet to a point; thence North along a line parallel to the East line of Lot 11, bearing North 0 degrees 00'00" East, a distance of 135.00 feet to a point; thence East along a line parallel with the South line of the North Three Quarters of Lot 11 bearing South 89 degrees 45' 58" East, a distance of 200.00 feet to the point of beginning.

