

# UNOFFICIAL COPY

## Document Prepared By:

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35 West Wacker Drive  
Chicago, Illinois 60601



## Upon Recording Return To:

ROBERT C. GEBERT  
% GEBERT & MORLEY, L.L.C.  
137 N. OAK PARK AVENUE  
SUITE 201  
OAK PARK, IL 60301

Doc#: 0508703061  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 03/28/2005 10:43 AM Pg: 1 of 6

## GENERAL WARRANTY DEED

THE GRANTOR, **DIXIE PULP & PAPER REAL ESTATE, L.L.C.**, an Alabama limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER to GRANTEE, **LPZ Associates Limited Partnership**, an Illinois limited partnership ("LPZ") ("Grantee") and to its successors and assigns, FOREVER, the real property described in Exhibit A attached hereto and made a part hereof, together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, subject to the encumbrances described in Exhibit B attached hereto and made a part hereof (hereinafter called the "Permitted Exceptions").

TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise subject, however, to the Permitted Exceptions.

Permanent Real Estate Number(s): 16-25-304-010; 16-25-304-017; 16-25-304-018; 16-25-308-001

Property Address: 3110 West 28th Street, Chicago, Illinois

First American Title Order #

NCS 141108

DEC '1 OF 1 AMK

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IN WITNESS WHEREOF, this General Warranty Deed is executed by Grantor on this 14<sup>th</sup> day of March, 2005.

**DIXIE PULP & PAPER REAL ESTATE, L.L.C.**  
an Alabama limited liability company

By: David Hudson, Jr.  
David Hudson, Jr.  
As Its Member

By: T. Wayne Hocutt  
T. Wayne Hocutt  
As Its Member

By: Douglas R. Woods  
Douglas R. Woods  
As Its Member

STATE OF ALABAMA            )  
  ) ss.  
COUNTY OF TUSCALOOSA )

On this 10<sup>th</sup> day of March, 2005, before me, the undersigned, a Notary Public in and for the State of Alabama, personally appeared David Hudson, Jr., to me known, who, being by me duly sworn, did depose and say that he is a Member of Dixie Pulp & Paper Real Estate, L.L.C., an Alabama limited liability company, that the instrument was signed on behalf of the company by authority of its Members, and that the foregoing Member acknowledged execution of the instrument to be the voluntary act and deed of said company.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Dennis J. Sizemore  
Notary Public

[Seal]

My Commission Expires 11/14/05

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STATE OF ALABAMA            )  
  ) ss.  
COUNTY OF TUSCALOOSA )

On this 10<sup>th</sup> day of March, 2005, before me, the undersigned, a Notary Public in and for the State of Alabama, personally appeared T. Wayne Hocutt, to me known, who, being by me duly sworn, did depose and say that he is a Member of Dixie Pulp & Paper Real Estate, L.L.C., an Alabama limited liability company, that the instrument was signed on behalf of the company by authority of its Members, and that the foregoing Member acknowledged execution of the instrument to be the voluntary act and deed of said company.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

*Dennis J. Sizemore*  
Notary Public

[Seal]

My commission expires: 11/14/05

STATE OF ALABAMA            )  
  ) ss.  
COUNTY OF TUSCALOOSA )

On this 10<sup>th</sup> day of March, 2005, before me, the undersigned, a Notary Public in and for the State of Alabama, personally appeared Douglas R. Woods, to me known, who, being by me duly sworn, did depose and say that he is a Member of Dixie Pulp & Paper Real Estate, L.L.C., an Alabama limited liability company, that the instrument was signed on behalf of the company by authority of its Members, and that the foregoing Member acknowledged execution of the instrument to be the voluntary act and deed of said company.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

*Dennis J. Sizemore*  
Notary Public

[Seal]

My Commission Expires 11/14/05


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## EXHIBIT A

### LEGAL DESCRIPTION


PARCEL 1: LOT 9 TO 17 INCLUSIVE IN THE SUBDIVISION OF BLOCKS 10 AND 11 IN THE SUBDIVISION OF BLOCKS 1, 2, 3, 8, 9, 10, 11, 20 AND 21 IN THE SUPERIOR COURT COMMISSIONER'S PARTITION OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THAT PART OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO LOT 17 AND WEST OF AND ADJACENT TO LOTS 10 AND 16 INCLUSIVE BEING IN THE SUBDIVISION OF BLOCKS 10 AND 11 AFORESAID; AND ALSO THE WEST 33 FEET OF THAT PART OF THE SOUTH ALBANY AVENUE, NOW VACATED, LYING EAST OF AND ADJACENT TO LOTS 9, 10, 11, 12, 13, 14, 15 AND 16 IN THE SUBDIVISION OF BLOCKS 10 AND 11 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN THE SUBDIVISION OF THE WEST 1/2 OF BLOCKS 17 AND ALL OF BLOCK 19 OF SUPERIOR COURT PARTITION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**STATE OF ILLINOIS**  
 STATE TAX  MAR. 25. 05  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE


# 000017603

REAL ESTATE TRANSFER TAX
0044000
FP326660

**COOK COUNTY**  
 COUNTY TAX  MAR. 25. 05  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP

# 0000154967

REAL ESTATE TRANSFER TAX
0022000
FP326670

City of Chicago  
 Dept. of Revenue  Real Estate Transfer Stamp  
 373005 \$0.00  
 03/25/2005 14:39 Batch 11884 61

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes for the year 2005 and subsequent years.
2. Switch and spur tracks, if any, on any part of the land falling in the Illinois Northern Railroad right of way.

Affects Parcel 2

3. Rights of the Municipality, State of Illinois, the public and adjoining owners in and to vacated South Albany Avenue and to the alley noted in Parcel 1.
4. Rights of the public or quasi-public utilities, if any, in said vacated street and alley for maintenance therein of poles, conduits, sewers, etc.
5. Encroachment of a building located on the premises over and onto the Burlington Northern and Santa Fe Railway in 3 separate locations by 0.6 feet, 11.5 feet and 23.5 feet as disclosed by survey prepared by Bock & Clark's National Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 1)

6. Encroachment of a concrete pad lying in the Burlington Northern and Santa Fe Railway right of way as disclosed by survey prepared by Bock & Clark's National Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 1)

7. Encroachment of concrete lying in the Burlington Northern and Santa Fe Railway right of way by approximately 1.5 feet as disclosed by survey prepared by Bock & Clark's National Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 1)

8. Encroachment of asphalt lying in the Burlington Northern and Santa Fe Railway right of way as disclosed by survey prepared by Bock & Clark's National Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 1)

9. Encroachment of a chain link fence lying in the Burlington Northern and Santa Fe Railway right of way by approximately 15.8 feet as disclosed by survey prepared by Bock & Clark's National

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Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 1)

10. Encroachment of asphalt over and unto property North and adjoining by approximately 11.5 feet and unto property West and adjoining by approximately 1.1 feet as disclosed by survey prepared by Bock & Clark's National Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 2)

11. Encroachment of a chain link fence over and unto property North and adjoining by approximately 14.6 feet and unto property West and adjoining by approximately 1.1 feet as disclosed by survey prepared by Bock & Clark's National Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 2)

Property of Cook County Clerk's Office