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This document prepared by

Glenn T. Garfinkel, Esq.
Grobart & Levick, LLC
770 Lake Cook Road, Suite 150
Deerfield, Illinois 60015

After recording return to:

Robert Gates
Erskine & Tulley
220 Sansome Street, Suite 600
San Francisco, CA 94104

1054115
1 of 5



Doc#: 0510403172
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 04/14/2005 04:34 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

This Indenture, made as of the ^{jm}13 day of April, 2005, between FULLERTON KIMBALL, LLC, an Illinois limited liability company, ("Grantor"), as grantor, having a mailing address of 541 N. Fairbanks Ct., Suite 1890, Chicago, Illinois, and FULLERTON SAGE, LLC, an Illinois limited liability company ("Grantee"), as grantee, having a mailing address at P.O. Box 14187, San Francisco, California, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged pursuant to authority given by Grantor, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows (hereinafter referred to as the "Subject Property") to wit:

[See legal description attached as Exhibit "A"]

Together with all and singular the hereditaments and appurtenances belonging there, 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 Grantor, either at law or in equity, of, in and to the Subject Property, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Subject Property, with the appurtenances, unto Grantee, its successors and assigns, forever.

PERMANENT REAL ESTATE INDEX NUMBERS:

- 13-26-427-029-0000
- 13-26-427-030-0000
- 13-26-427-031-0000
- 13-26-427-032-0000
- 13-26-427-033-0000

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- 13-26-427-034-0000

ADDRESS OF REAL ESTATE:


3320 W. Fullerton Avenue
Chicago, Illinois 60647


And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, for itself and its successors, that it has not done or suffered to be done, anything whereby the Subject Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the Subject Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the following (hereinafter, collectively, the "Permitted Title Exceptions"):

1. General real estate taxes against the Subject Property as are not due and payable on the date of delivery of this deed;
2. Those matters identified on Exhibit "B" attached hereto and made a part hereof; and
3. Acts done or suffered by Grantee and any person or entity claiming by, through or under Grantee.

GRANTOR:


FULLERTON KIMBALL, LLC


By: 
Printed Name: Thomas J. Johnson
Title: Manager

City of Chicago  Real Estate
Dept. of Revenue Transfer Stamp
376267 \$41,400.00
04/14/2005 16:24 Batch 14336 66

MAIL FUTURE TAX BILLS TO:

Fullerton Sage, LLC
P.O. Box 14187
San Francisco, California 94114

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000196765	REAL ESTATE TRANSFER TAX
	 APR. 14. 05		0276000
	REVENUE STAMP		FP326670

STATE TAX	STATE OF ILLINOIS	# 0000077976	REAL ESTATE TRANSFER TAX
	 APR. 14. 05		0552000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326669

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Glenn Gerfinkel, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT **Tom Gamsjaeger**, the manager of **FULLERTON KIMBALL, LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing **SPECIAL WARRANTY DEED**, appeared before me this day in person and acknowledged that he signed and delivered the said document on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 7th day of April, 2005.

Glenn Gerfinkel
NOTARY PUBLIC



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EXHIBIT "A" TO SPECIAL WARRANTY DEED

Legal Description of Property

PARCEL 1:

LOT 54 AND 55 IN DEZENG'S LOGAN SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION OF PART OF THE EAST ½ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 56 IN DEZENG'S LOGAN SQUARE SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 57 AND THE WEST 3 FEET OF LOT 58 IN DEZENG'S LOGAN SQUARE SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EAST 22 FEET OF LOT 58 AND THE WEST 6 FEET OF LOT 59 IN DEZENG'S LOGAN SQUARE SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE EAST 19 FEET OF LOT 59 AND THE WEST 9 FEET OF LOT 60 IN DEZENG'S LOGAN SQUARE SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE EAST SIXTEEN (16) FEET OF LOT SIXTY (60) AND ALL OF LOT SIXTY ONE (61) AND THE WEST FIFTEEN (15) FEET OF LOT SIXTY TWO (62) IN DEZENG'S LOGAN SQUARE SUBDIVISION OF BLOCK 3 IN GARRETT'S SUBDIVISION IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY SIX (26), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B" TO SPECIAL WARRANTY DEED

Permitted Title Exceptions

PERMITTED EXCEPTIONS

1. Terms, provisions and conditions contained in Lease by and between Fullerton-Kimball, LLC, an Illinois limited liability company, lessor, and Walgreen Co., an Illinois corporation, dated February 26, 2003, a memorandum of which was recorded March 27, 2003 as Document 0030415511 and all rights thereunder of and all acts done or suffered thereunder of said lessee or any parties claiming by, through or under said lessee.
2. Covenants, conditions and restrictions contained in the Deed reordereed August 25, 1909 as Document Number 4428315 (affects parcels 5 and 6).

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