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Doc#: 0511803151
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 04/28/2005 03:56 PM Pg: 1 of 5

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That THE SPERWIN-WILLIAMS COMPANY, an Ohio corporation, having an address of Corporate Real Estate Department, 101 W. Prospect Avenue, Cleveland, Ohio 44115 ("Grantor"), for Ten Dollars (\$10.00) and other good and valuable consideration received to its full satisfaction from BRIDGEPORT LANDINGS LLC, an Illinois limited liability company, having an address of 3880 N. Milwaukee, Chicago, Illinois 60641 ("Grantee"), does hereby grant, bargain, sell and convey unto Grantee and its successors and assigns that certain real property located in the County of Cook, City of Chicago, State of Illinois, described in Exhibit "A" attached hereto and made a part hereof, together with Grantor's right, title and interest in and to all appurtenances thereto and buildings and improvements located thereon ("Property").

TO HAVE AND TO HOLD unto Grantee and the successors and assigns of Grantee forever, subject, however, to: (i) all easements, covenants, conditions, restrictions, exceptions, reservations and encumbrances of record; (ii) all building, zoning, and other applicable ordinances and regulations of any municipal, county, state or federal authority having jurisdiction over the Property; (iii) ad valorem real and personal property taxes and general and special assessments for the then current period as are not due and payable prior to the Closing; (iv) all encroachments, overlaps, and other matters which would be disclosed by an "as-built" survey of the Property; (v) title defects consisting of survey exceptions and other recorded easements, licenses, rights-of-way or other restrictions as to the use of the Property; and (vi) such facts as would be revealed by an inspection of the Property (the items described in clauses (i) through (vi) above collectively referred to herein as "Permitted Exceptions").

Grantor will, except for the Permitted Exceptions, warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons owning, holding or claiming by, through and under Grantor, but against no other claims. Grantor expressly limits the covenants of this Limited Warranty Deed to those expressed herein.

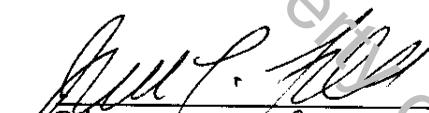
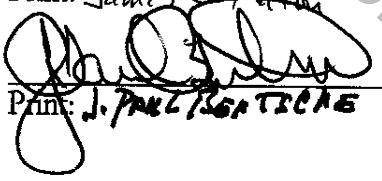
1st AMERICAN TITLE order # 7731 183 d.
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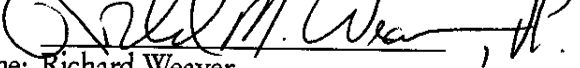
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IN WITNESS WHEREOF, Grantor has hereunto set its hand and corporate seal, by its duly authorized representative, this 22nd day of April, 2005.

WITNESSES:

THE SHERWIN-WILLIAMS
COMPANY


Print: James C. Fallon

Print: J. PAUL BERTSCHE

By: 
Name: Richard Weaver
Title: Vice President-Administration

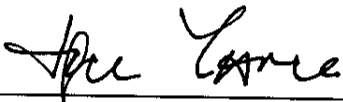
CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

BEFORE ME, a Notary Public in and for said County, and State personally appeared the above-named THE SHERWIN-WILLIAMS COMPANY, by Richard Weaver, its Vice President-Administration, who is personally known to me and who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago, Illinois, this 22nd day of APRIL, 2005.




Notary Public

Prepared by:
James C. Fallon
Attorney for The Sherwin-Williams Company
101 W. Prospect Avenue
Cleveland, Ohio 44115

mail to
J. Paul Bertsche
3880 N. Milwaukee
Chicago IL 60641



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 TO 4, INCLUSIVE, AND LOTS 9 TO 30, INCLUSIVE, IN O'MEARA'S SUBDIVISION OF LOTS 2 AND 3 IN BLOCK 23 IN CANAL TRUSTEE'S SUBDIVISION IN THE SOUTH FRACTION OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF THE ALLEY, 10 FEET WIDE, VACATED BY ORDINANCE RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON JANUARY 17, 1966 AS DOCUMENT NUMBER 19712849, LYING SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF SAID LOTS 1 TO 4, INCLUSIVE, AND NORTHWESTERLY OF AND ADJOINING THE NORTHWESTERLY LINE OF LOT 10 IN SAID O'MEARA'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL OF THE ALLEY, 5 FEET WIDE, VACATED BY SAID ORDINANCE RECORDED AS DOCUMENT NUMBER 19712849, AND BY ORDINANCE RECORDED IN SAID RECORDER'S OFFICE ON JULY 12, 1940, AS DOCUMENT 12513391, LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOT 1 AND SAID LINE PRODUCED SOUTHEASTERLY 10 FEET, AND NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOTS 10, 12, 14, 16, 18, 20, 22, 24, 26, 28 AND 30, IN SAID O'MEARA'S SUBDIVISION IN COOK COUNTY, ILLINOIS.

PARCEL 4:

ALL OF S. MARY STREET VACATED BY ORDINANCE RECORDED JANUARY 17, 1966 AS DOCUMENT NUMBER 19712849, LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF LOTS 10, 12, 14, 16, 18, 20, 22, 24, 26, 28 AND 30, AND LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOTS 9, 11, 13, 15, 17, 19, 21, 23, 25, 27 AND 29 IN SAID O'MEARA'S SUBDIVISION IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 10, 12, 14, 16, 18, 20, 22 AND 24 IN MAHER'S SUBDIVISION OF LOTS 1 AND 4 IN BLOCK 22 IN CANAL TRUSTEE'S SUBDIVISION IN THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTHEASTERLY 25 FEET OF EACH OF SAID LOTS) IN THE SUBDIVISION OF LOTS 25 TO 30, IN MAHER'S SUBDIVISION OF LOTS 1 AND 4 IN BLOCK 22 IN CANAL TRUSTEE'S SUBDIVISION IN THE SOUTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE NORTHEASTERLY 1/2 OF THE ALLEY, 10 FEET WIDE VACATED BY ORDINANCE RECORDED JANUARY 17, 1966 AS DOCUMENT 19712849 WHICH LIES SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF SAID LOTS 9, 11, 13, 15, 17, 19, 21, 23, 25, 27 AND 29, IN SAID O'MEARA'S SUBDIVISION, TOGETHER WITH THE SOUTHWESTERLY 1/2 OF SAID 10 FEET ALLEY WHICH LIES NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF SAID LOTS 10, 12, 14, 16, 18, 20,

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22 AND 24 IN SAID MAHER'S SUBDIVISION, AND THE SOUTHWESTERLY 1/2 OF SAID 10 FOOT ALLEY WHICH LIES NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF SAID LOT 1, EXCEPT THE SOUTHEASTERLY 25 FEET THEREOF, IN SAID SUBDIVISION OF LOTS 25 TO 30 IN MAHER'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF LOT 1 IN BLOCK 23 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTION OF SECTION 29, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 1 AND RUNNING THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 2 CHAINS (132 FEET); THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 2 AND 1/2 CHAINS (165 FEET); THENCE SOUTHEASTERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT, TO A POINT 10 FEET NORTHWESTERLY FROM THE SOUTHERLY LINE OF SAID LOT; THENCE EASTERLY TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 100 FEET SOUTHWESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT AND THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

THAT PART OF LOT 1 IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTION OF SECTION 29, AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, WHICH IS 25 FEET NORTHERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT, THENCE IN A NORTHEASTERLY DIRECTION ON A LINE PARALLEL TO THE SOUTHEASTERLY LINE OF SAID LOT, 105.0 FEET, MORE OR LESS, TO A POINT WHICH IS 165 FEET DISTANT FROM THE NORTHEASTERLY LINE OF SAID LOT; THENCE IN A NORTHWESTERLY DIRECTION ON A LINE PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT, 107.0 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ON A LINE PARALLEL TO SAID SOUTHEASTERLY LINE OF SAID LOT, 105.0 FEET MORE OR LESS TO THE SOUTHWESTERLY LINE OF SAID LOT, THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 107.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

THAT PART OF LOT 4 IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTION OF SECTION 29, AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF QUARRY STREET WITH THE LINE BETWEEN LOTS 1 AND 4; THENCE WESTERLY ON SAID LOT LINE, 100.0 FEET; THENCE EASTERLY TO A POINT ON THE WEST LINE OF QUARRY STREET, 17.50 FEET SOUTHERLY OF SAID LINE BETWEEN LOTS 1 AND 4; THENCE NORTHERLY TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 11:

THAT PART OF LOT 1 IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTION OF SECTION 29, AFORESAID, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT, WHICH POINT IS 132.0 FEET NORTHWESTERLY OF THE SOUTHWESTERLY CORNER OF SAID LOT, THENCE IN A NORTHEASTERLY DIRECTION ON A LINE PARALLEL TO THE SOUTHEASTERLY LINE OF SAID LOT, TO THE NORTHEASTERLY LINE OF SAID LOT; THENCE NORTHERLY ON SAID NORTHEASTERLY LINE 20.00 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ON A LINE PARALLEL TO THE SOUTHEASTERLY LINE OF SAID LOT TO THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTHERLY ON SAID SOUTHWESTERLY LINE OF SAID LOT, 20.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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Commonly Known AS:

2500 S. Senour
Chicago, IL

Permanent Index Numbers:

- 17 29 403 005 0000
- 17 29 403 006 0000
- 17 29 403 007 0000
- 17 29 403 008 0000
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City of Chicago
Dept. of Revenue
377825




Real Estate
Transfer Stamp
\$11,700.00

04/28/2005 12:00 Batch 11809 41

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 28. 05


REVENUE STAMP

0000158018

REAL ESTATE TRANSFER TAX
00780.00
FP326670

STATE TAX

STATE OF ILLINOIS



APR. 28. 05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000078956

REAL ESTATE TRANSFER TAX
01560.00
FP326669