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DEED

Doc#: 0512242174
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/02/2005 01:47 PM Pg: 1 of 4

This Instrument Prepared by:
Jonathan S. Chapman
Seyfarth Shaw LLP
55 E. Monroe Street, Suite 4200
Chicago, IL 60603

Upon Recording, Return to:
Alan D. Pearlman
20 N. Wacker Drive
Suite 1500
Chicago, IL 60606

322 S. Green
Chicago, IL 60607
P.I.N. 17-17-227-009-0000
17-17-227-010-0000
17-17-227-011-0000
17-17-227-012-0000

SPECIAL WARRANTY DEED

This Deed made as of this 28th day of February, 2005 by **River North Limited Partnership No. 2**, an Illinois limited partnership (collectively the "**Grantor**"), having an address at c/o Urban Innovations, Ltd., 445 North Wells, Suite 200, Chicago, IL 60610 to **Builders Realty & Investment Corp.**, an Illinois corporation (the "**Grantee**"), having an address at 9359 Timberline Drive, P.O. Box 881, Minocqua, WI 54548.

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, specially conveys and warrants to Grantee that certain real property situated in the County of Cook, State of Illinois described on **Exhibit A** attached hereto (the "**Property**"), together with the hereditaments and appurtenances pertaining to such Property, TO HAVE AND TO HOLD the Property, together with the foregoing appurtenances, forever.

Grantor, for itself, and its successors, hereby covenants and agrees that, except for the Permitted Exceptions described on **Exhibit B** attached hereto, it has not done or suffered to be done anything whereby the Property hereby granted is, or may be, in any manner encumbered. Grantor further covenants and agrees, to the foregoing extent, to defend title to the Property against all persons lawfully claiming, by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed and delivered as of the day and year first above written.

[SIGNATURE PAGE FOLLOWS]

Box 400-CTCC

City of Chicago
Dept. of Revenue
377907



Real Estate
Transfer Stamp
\$71,475.00

04/28/2005 15:38 Batch 05374 69

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River North Limited Partnership No. 2, an Illinois limited partnership

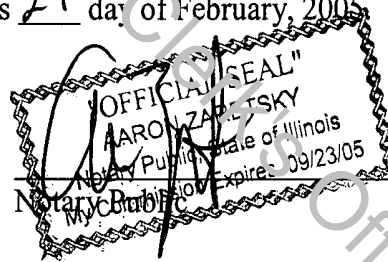
By: **UI Properties, Inc.**, an Illinois corporation, its general partner

By: Michael J. Scillingo
Name: Michael J. Scillingo
Its: authorized representative

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Michael J. Scillingo, an authorized representative of **UI Properties, Inc.**, an Illinois corporation, the general partner of **River North Limited Partnership No. 2**, an Illinois limited partnership, personally known to me to be an authorized representative such corporation whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that he/she signed and delivered said Deed as his/her free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24th day of February, 2005



STATE TAX	STATE OF ILLINOIS	# 0000002701	REAL ESTATE TRANSFER TAX
	APR. 29.05		09530.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103024

COUNTY TAX	COOK COUNTY	# 00000000666	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSACTION TAX		04765.00
REVENUE STAMP			FP 103022

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

THE SOUTH ½ OF LOT 3 AND ALL OF LOTS 4, 5, 6, 7 AND 8 (EXCEPT THE WEST 9 FEET OF ALL OF SAID LOTS FOR ALLEY) IN BLOCK 19 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

322 S. GREEN, off

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments for 2004 and subsequent years.
2. The interests of tenants, as tenants only, under unrecorded leases.
3. Encroachments disclosed by Survey No. 103319 prepared by Gremey & Biedermann, Inc. dated February 25, 2003 as updated on April 22, 2003.
4. Encroachments disclosed by Survey No. 14280 prepared by Zarko Sekerez & Associates dated December 13, 1983.
5. All exceptions of Record.

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