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Doc#: 0520339071
Eugene "Gene" Moore Fee: \$40.50
Cook County Recorder of Deeds
Date: 07/22/2005 02:21 PM Pg: 1 of 9

SPECIAL WARRANTY DEED

Property of Cook County Clerk's Office

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**THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:**

c/o Baum Brothers, L.L.C.
1030 W. Chicago, Suite 300
Chicago, IL 60622
Attn: Brian L. Howard

The John Group

*1169505
1937*

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 21 day of July, 2005, by **Wabash-Michigan, L.L.C.**, an Illinois limited liability company ("Grantor"), having an address of 1030 W. Chicago, Suite 300, Chicago, Illinois 60622, to **4805 Retail, LLC**, a Delaware limited liability company ("Grantee"), having an address of 1030 W. Chicago, Suite 300, Chicago, Illinois 60622.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs/successors and assigns, FOREVER, all the land, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and made a part hereof (the "Premises").

Together with all and 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 the Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its heirs/successors and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its heirs/successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

Exempt under provisions of Section 31-45, Paragraph(e),
Real Estate Transfer Tax Act (35 ILCS 200/31, et. seq.)

By: *[Signature]*
Buyer, Seller, or Representative

Date: 7/21/05

[SIGNATURE PAGE FOLLOWS]

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

WABASH – MICHIGAN, L.L.C.,
an Illinois limited liability company

By: Baum Brothers, L.L.C.,
an Illinois limited liability company,
its manager

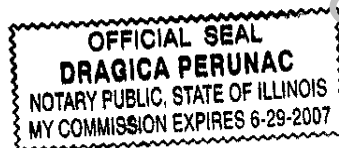
By: [Signature]
Name: DAVID BAUM
Title: Co-managing Member

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Douglas Baum, co-managing member of Baum Brothers, L.L.C., the manager of Wabash – Michigan, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such manager of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company, pursuant to proper authority granted by said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 21st day of July, 2005.

Dragica Perunac
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

Baum Brothers, L.L.C.
1030 W. Chicago, Suite 300
Chicago, IL 60622
Attn: Brian L. Howard

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Exhibit A

Legal Description

Property of Cook County Clerk's Office



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Legal Description:

COMMERCIAL TENANT PARCEL 1:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 15.63 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.70 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 3, 4, 5 AND 6 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF ASHLAND AVENUE IN CONDEMNATION PROCEEDING IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS AS CASE NUMBER B-71137) AND LOTS 47 AND 48 (EXCEPT THE WEST 24.00 FEET THEREOF) AND LOTS 43, 44, 45 AND 46 AND VACATED ALLEY LYING BETWEEN AND SEPARATING LOTS 3, 4, 5 AND 6 AND LOTS 43, 44, 45 AND 46 AFORESAID, ALL IN BLOCK 4 IN RE-SUBDIVISION OF BLOCKS 3 AND 4 IN KAY'S ADDITION TO CHICAGO SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID LOT 6, AS NOW RE-ESTABLISHED BY AFORESAID WIDENING OF ASHLAND AVENUE, BEING A POINT 0.07 FEET NORTH AND 0.04 FEET EAST OF THE SOUTHWEST CORNER OF A ONE, THREE AND FOUR STORY BRICK BUILDING COMMONLY KNOWN AS 4805-4813 SOUTH ASHLAND AVENUE IN CHICAGO;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 1.10 FEET; THENCE EAST ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 01 MINUTES 24 SECONDS MEASURED CLOCKWISE, NORTH TO EAST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.42 FEET TO A POINT IN THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES:

NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 21.08 FEET;
 EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.06 FEET;
 NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 11.02 FEET;
 EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 24.59 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.30 FEET;
 EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 30.21 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.90 FEET;
 EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.28 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.68 FEET;
 EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.27 FEET;
 NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.46 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.24 FEET;
 NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.70 FEET;
 EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 54.41 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.57 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.15 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 10.76 FEET;
 EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.20 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.23 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 21.63 FEET;
 NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.30 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.40 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.77 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 104.60 FEET TO THE POINT OF BEGINNING.

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AND

COMMERCIAL TENANT PARCEL 2:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 15.63 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.70 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 3, 4, 5 AND 6 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF ASHLAND AVENUE IN CONDEMNATION PROCEEDING IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS AS CASR NUMBER B-71137) AND LOTS 47 AND 48 (EXCEPT THE WEST 24.00 FEET THEREOF) AND LOTS 42, 44, 45 AND 46 AND VACATED ALLEY LYING BETWEEN AND SEPARATING LOTS 3, 4, 5 AND 6 AND LOTS 43, 44, 45, AND 46 AFORESAID, ALL IN BLOCK 4 IN RE-SUBDIVISION OF BLOCKS 3 AND 4 IN KAY'S ADDITION TO CHICAGO SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID LOT 3, AS NOW RE-ESTABLISHED BY AFORESAID WIDENING OF ASHLAND AVENUE, BEING A POINT 0.03 FEET EAST OF THE NORTHWEST CORNER OF A ONE, THREE AND FOUR STORY BRICK BUILDING COMMONLY KNOWN AS 4805-4813 SOUTH ASHLAND AVENUE IN CHICAGO; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 2.40 FEET; THENCE EAST ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 02 MINUTES 07 SECONDS MEASURED COUNTER-CLOCKWISE. SOUTH TO EAST FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.08 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES:

SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 21.60 FEET;
 EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.95 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.95 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.59 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.03 FEET;
 SOUTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 104 DEGREES 49 MINUTES 46 SECONDS MEASURED CLOCKWISE, NORTH TO SOUTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 4.50 FEET; SOUTH ALONG A LINE MAKING AN ANGLE OF 255 DEGREES 39 MINUTES 25 SECONDS MEASURED CLOCKWISE, NORTHWESTERLY TO SOUTH, FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 14.60 FEET NORTHEASTERLY ALONG A LINE MAKING AN ANGLE OF 70 DEGREES 46 MINUTES 55 SECONDS MEASURED CLOCKWISE, NORTH TO NORTHEASTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 3.23 FEET; EAST ALONG A LINE MAKING AN ANGLE OF 198 DEGREES 43 MINUTES 54 SECONDS MEASURED CLOCKWISE, SOUTHWESTERLY TO EAST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 4.30 FEET;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES:

SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.90 FEET;
 EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 171.43 FEET;
 NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 58.54 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 48.98 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 15.28 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 26.50 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.62 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.90 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.10 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.15 FEET;
 NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.05 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 16.30 FEET;
 NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 15.20 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 71.25 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.95 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.30 FEET TO THE POINT OF BEGINNING.
 AND

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COMMERCIAL CORRIDOR PARCEL 3:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 15.65 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.46 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 3, 4, 5 AND 6 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING OF ASHLAND AVENUE IN CONDEMNATION PROCEEDING IN CIRCUIT COURT OF COOK COUNTY, ILLINOIS AS CASE NUMBER B-71137) AND LOTS 47 AND 48 (EXCEPT THE WEST 24.00 FEET THEREOF) AND LOTS 43, 44, 45 AND 46 AND VACATED ALLEY LYING BETWEEN AND SEPARATING LOTS 43, 44, 45 AND 46 AFORESAID, ALL IN BLOCK 4 IN RE-SUBDIVISION OF BLOCKS 3 AND 4 IN KAY'S ADDITION TO CHICAGO SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF AFORESAID LOT 6 AS NOW RE-ESTABLISHED BY AFORESAID WIDENING OF ASHLAND AVENUE, BEING A POINT 0.07 FEET NORTH AND 0.07 FEET EAST OF THE SOUTHWEST CORNER OF A ONE, THREE AND FOUR STORY BRICK BUILDING COMMONLY KNOWN AS 4805-4813 SOUTH ASHLAND AVENUE IN CHICAGO;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 130.97 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 99 DEGREES 55 MINUTES 02 SECONDS MEASURED CLOCKWISE, WEST, TO NORTH FROM THE LAST DESCRIBED COURSE A DISTANCE OF 5.22 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCE:

EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.85 FEET;
 NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 29.10 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.85 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 10.65 FEET;
 WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.20 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.75 FEET;
 EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.20 FEET;
 SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.70 FEET TO THE POINT OF BEGINNING.

PINS: Each Affects Land and Other Property

20-08-108-002-0000

20-08-108-003-0000

20-08-108-021-0000

Common Address: 4805-13 S. Ashland, Chicago, IL

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Exhibit B

Permitted Title Exceptions

1. General real estate taxes for the year 200~~5~~^{1 (second installment)} and subsequent years not due and payable.
2. Right of tenants under existing unrecorded leases and of all parties claiming by, through or under them.

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GRANTOR(S): *Wabash - Michigan, L.L.C.*

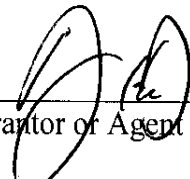
GRANTEE(S): *4805 Retail, LLC*

ADDRESS OF PROPERTY: *4805-13 S. Ashland, Chicago, IL (commercial retail)*

PIN: *20-08-108-002-0000; 20-08-108-003-0000; portion*

COOK COUNTY *20-08+108-021-0000 (each affect land and other property)*
STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantor(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.



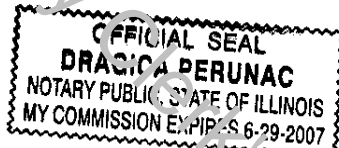
Grantor or Agent

Dated: 7/21/05

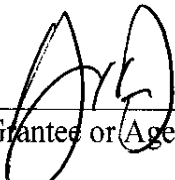
Subscribed and Sworn to before me, this 21st day of July, 2005.

Dragica Perunac

Notary Public



The grantee or grantee's agent affirms and verifies that, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.



Grantee or Agent

Dated: 7/21/05

Subscribed and Sworn to before me, this 21st day of July, 2005.

Dragica Perunac

Notary Public

