

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of October 5, 2005 between Metropolitan Cigar Company, LLC., an Illinois limited liability company, 1670 W. Division, Chicago, Illinois 60622 ("Grantor") and Ada Holdings, L.L.C., an Illinois limited liability company, 3258 North Southport, Chicago, Illinois 60657 ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, the following described land, situated in Cook County in the State of Illinois, known and described on Exhibit A;

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 above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to the matters set forth in Exhibit B.

Permanent Real Estate Index Number: 17-08-335-023-0000
Address of Real Estate: 1326-1328 W. Madison Street, Chicago, Illinois 60607

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

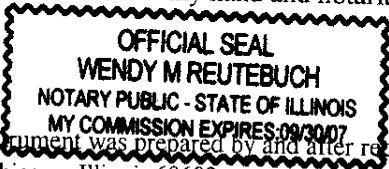
METROPOLITAN CIGAR COMPANY, LLC, an Illinois limited liability company

By: [Signature]
Herbert S. Greenwald, Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that, Herbert S. Greenwald, as Manager of Metropolitan Cigar Company, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of that company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of that company, for the uses and purposes set forth on behalf of Metropolitan Cigar Company, LLC.

Given under my hand and notarial seal on October 6, 2005.



Wendy M. Reutebuch
Notary Public

This instrument was prepared by and after recording should be mailed to: Abraham Trieger, Levenfeld Pearlstein, 2 N. LaSalle, Suite 1300, Chicago, Illinois 60602.

Box 400-CTCC



Doc#: 0528433161 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/11/2005 01:29 PM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

8209/49 P22 RF 1 of 3

3/g

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION


LOT 13 AND THE EAST 20 FEET OF LOT 14 IN BLOCK 6 IN MALCOLM MCNEILL'S SUBDIVISION OF BLOCKS 6, 7 AND 8 IN WRIGHT'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. : 17-08-335-023-0000

Address: 1326-1328 W. Madison Street
Chicago, Illinois 60607

STATE TAX

STATE OF ILLINOIS



OCT. -7.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000003909

REAL ESTATE TRANSFER TAX
01675.00
FP 103024

#590031

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. -7.05


REVENUE STAMP

0000001892

REAL ESTATE TRANSFER TAX
00837.50
FP 103022

CITY TAX

CITY OF CHICAGO



OCT. -7.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002555

REAL ESTATE TRANSFER TAX
12563.00
FP 103023

UNOFFICIAL COPY

EXHIBIT B

LIST OF PERMITTED EXCEPTIONS

1. Current taxes, not yet due and payable.
2. Encroachment of the two story brick building located mainly on the land onto the property North and adjoining by approximately 0.02 to 0.04, South and adjoining by approximately 0.03 to 0.08, East and adjoining by approximately 0.01 to 0.06 and West and adjoining by approximately 0.21, as shown on Plat of Survey made by Chicago Guarantee Survey Company, Number 0208005, dated August 22, 2002.
3. Encroachment of the canopy located mainly on the land onto the public way east and adjoining by an undisclosed amount, and two overhead electric signs onto the public way South and East and adjoining by an undisclosed amount, as shown on Plat of Survey made by Chicago Guarantee Survey Company, Number 0208005, dated August 22, 2002.
4. Encroachment of the four story brick building located mainly on the property West and adjoining onto the land by approximately 0.01, as shown on Plat of Survey made by Chicago Guarantee Survey Company, Number 0208005, dated August 22, 2002.

#590031