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THIS DOCUMENT PREPARED BY:
Erica Sitkoff, Esq.
DLA Piper Rudnick Gray Cary US LLP
203 North LaSalle Street
Suite 1900
Chicago, Illinois 60601

RETURN TO AFTER RECORDING:
Kerry M. Lavelle
501 West Colfax Street
Palatine, Illinois 60067



Doc#: 0529127052 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/18/2005 11:07 AM Pg: 1 of 7

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 14 day of October, 2005 by **105TH & VINCENNES, LLC**, an Illinois limited liability company, having an address of c/o Cornerstone Residential Group, LLC, 350 West Erie, Suite 100, Chicago, Illinois 60610 ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does **RFMISE, RELEASE, ALIENATE AND CONVEY** to **MGM/TGI 105TH STREET, LLC**, an Illinois limited liability company, having an address of c/o MGM Urban Properties, Inc., 11516 W. 183rd St., Suite SE, Orland Park, IL 60467 ("Grantee"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging there, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors 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 it is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it **WILL WARRANT AND DEFEND**, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

Box 400-CTCC

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX OCT. 17.05	REAL ESTATE TRANSFER TAX
		0425000
	# 0000001939	FP 103022

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IN WITNESS WHEREOF, this Deed has been executed by Grantor under seal on and as of the date first above written

GRANTOR:

105TH & VINCENNES, LLC, an Illinois limited liability company

By: Cornerstone RE Management, LLC, an Illinois limited liability company, its manager

By: Jay Johnson
Jay Johnson, Manager

City of Chicago
Dept. of Revenue
401221
10/17/2005 13:30
Batch 05389 46



Real Estate
Transfer Stamp
\$63,750.00

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, Enriqueta Flores, a Notary Public in and for said County in the State aforesaid, do hereby certify that Jay D. Johnson, the manager of Cornerstone RE Management, LLC, the manger of 105th & Vincennes, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary acts for the uses and purposes set forth therein.


GIVEN under my hand and notarial seal this 17th day of October, 2005.

Enriqueta Flores
Notary Public

My Commission expires:
9/28/08



Send future tax bills to:
MGM Urban Properties Inc. and The Terrell Group Inc.
c/o MGM Urban Properties, Inc.
11504 West 183rd Street, Suite SWNW
Orland Park, Illinois 60467

STATE TAX	STATE OF ILLINOIS	# 0000003956	REAL ESTATE TRANSFER TAX
	 OCT. 17. 05		08500.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

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PARCEL 1:

INTENTIONALLY OMITTED.

PARCEL 2:

LOTS 15, 16, 17, 18, AND 22 IN BLOCK 5 IN HILLARD AND HITT'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

ALL OF BLOCK 6; ALSO

THE NORTH AND SOUTH VACATED ALLEY THROUGH BLOCK 6; ALSO

THE EAST AND WEST VACATED ALLEY BETWEEN EAST LINE OF RAILROAD AND EAST LINES OF LOTS 13 AND 22; ALSO

THE 1/2 VACATED STREET WEST OF AND ADJOINING LOT 18; ALSO

ALL VACATED ALLEY WEST OF AND ADJOINING LOT 19; ALSO

THE NORTH 1/2 OF VACATED 106TH STREET BETWEEN THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD AND WEST LINE OF THROOP STREET ALL IN HILLARD AND HITT'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1 TO 48 INCLUSIVE, IN BLOCK 1; LOTS 1 TO 48, INCLUSIVE, IN BLOCK 2 AND LOTS 1 TO 22, INCLUSIVE, IN BLOCK 3 IN HILLARD AND HITT'S RESUBDIVISION OF BLOCK 7 IN HILLARD'S AND HITT'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING EAST OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 17 IN BLOCK 12 IN WASHINGTON HEIGHTS, BEING A SUBDIVISION BY THE BLUE ISLAND LAND AND BUILDING COMPANY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THOSE PORTIONS OF LOTS 2 AND 22 IN BLOCK 3 AFORESAID, IF ANY, FALLING WITHIN THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD); ALSO

THE SOUTH 1/2 OF VACATED 106TH STREET NORTH AND ADJOINING THE NORTH LINES OF BLOCKS 1, 2, AND 3 AND THE NORTH LINE OF SAID BLOCK 1 PRODUCED WEST 66 FEET AND THE NORTH LINE OF SAID BLOCK 2 PRODUCED WEST 80 FEET; ALSO

ALL THAT PART OF VACATED MARTIN STREET WEST OF AND ADJOINING THE WEST LINE OF

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BLOCK 1 AFORESAID AND EAST OF AND ADJOINING THE EAST LINE OF BLOCK 2 AFORESAID; ALSO

ALL THAT PART OF VACATED LOOMIS STREET WEST OF AND ADJOINING THE WEST LINE OF BLOCK 2 AFORESAID AND EAST OF AND ADJOINING BLOCK 3 AFORESAID; ALSO

THE NORTH AND SOUTH VACATED ALLEY IN BLOCK 1, ALSO

THE NORTH AND SOUTH VACATED ALLEY IN BLOCK 2, ALSO THE EAST AND WEST VACATED ALLEYS IN BLOCK 3, ALSO

THE VACATED ALLEY WEST OF AND ADJOINING THE WEST LINE OF LOTS 3 TO 14, INCLUSIVE, IN BLOCK 3 AND EAST OF AND ADJOINING THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD AND WEST OF AND ADJOINING THE EAST AND WEST ALLEYS IN SAID BLOCK 3, ALL IN HILLARD AND HITT'S RESUBDIVISION OF BLOCK 7 IN HILLARD AND HITT'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 LYING EAST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 17 IN BLOCK 12 IN WASHINGTON HEIGHTS, BEING A SUBDIVISION BY THE BLUE ISLAND LAND AND BUILDING COMPANY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

OUTLOT 'A' AND THE WEST 1/2 OF VACATED LOOMIS STREET, LYING NORTH OF 106TH STREET AND SOUTHEASTERLY OF THE RAILROAD RIGHT OF WAY IN HILLARD AND HITT'S RESUBDIVISION OF BLOCK 7 IN HILLARD AND HITT'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOT 17 IN BLOCK 12 OF THE BLUE ISLAND LAND AND BUILDING CO'S SUBDIVISION OF THE WASHINGTON HEIGHTS IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 1 THROUGH 9 (EXCEPT THE SOUTH 15.00 FEET THEREOF) AND LOTS 14, 17, 20, 21, 22, 23, 24, 36, 37, 38, 39, 40, 41, 42 AND 43 (EXCEPTING FROM SAID LOTS THE FOLLOWING REAL ESTATE:

THAT PART OF LOT 1, LYING EASTERLY OF A LINE EXTENDING FROM A POINT ON THE EASTERLY LINE OF SAID LOT 1, 58 FEET SOUTHEASTERLY OF THE NORTHEAST CORNER OF SAID LOT 1, TO A POINT IN THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 84.50 FEET EAST OF THE SOUTHWEST CORNER OF LOT 4; ALSO

THAT PART OF LOTS 36 TO 43, INCLUSIVE, LYING EASTERLY OF A LINE EXTENDING FROM THE SOUTHWEST CORNER OF LOT 36 TO THE NORTH LINE LOT 43, 90.50 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 43; ALSO

THAT PART OF LOTS 20 TO 24, INCLUSIVE LYING EASTERLY OF A LINE EXTENDING FROM A POINT IN THE SOUTH LINE OF LOT 24, 20 FEET EAST OF THE SOUTHWEST CORNER OF LOT 24, TO THE NORTH LINE OF LOT 20, 96 FEET EAST OF THE NORTHWEST CORNER OF LOT 20) ALL IN BLOCK 1 IN RUSSELL AND ANDERSON'S RESUBDIVISION OF LOTS 8 TO 20 IN BLOCK 8 IN HILLARD AND

HITT'S SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Parcel Identification No.



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EXHIBIT B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR 2005 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. OVER HEAD WIRES TRAVELING IN A NORTH-SOUTH DIRECTION THROUGH THE EASTERN PART OF LOTS 15, 16, 17 AND 18 OF PARCEL 2. AS DISCLOSED BY SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED ~~DECEMBER 10, 2003 AS FILE 17-37-14~~ *October 12, 2005 order number 2005-1373* 
3. ENCROACHMENTS AS DISCLOSED BY SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED ~~DECEMBER 10, 2003 AS FILE 17-37-14~~ *October 12, 2005 order number 2005-1373* 
 - A) FENCE OVER DISTANCE AT LEAST 146.22 FEET BEGINNING AT THE SOUTHWEST CORNER OF LOT 36 IN PARCEL 6 AND EXTENDING IN A SOUTHWESTERLY DIRECTION TO LOT 25 IN PARCEL 6 THENCE IN WESTERLY DIRECTION TO THE WESTERN LOT LINE OF LOT 25 IN PARCEL 6 AND S. THROOP STREET
 - B) FENCE OVER 16 FOOT WIDE PUBLIC ALLEY BETWEEN PARCELS 17, AND 36 IN PARCEL 6
 - C) FENCE OVER A DISTANCE OF APPROXIMATELY 150 FEET MOVING IN A NORTHERLY DIRECTION BEGINNING FROM THE NORTHWEST CORNER OF LOT 17 IN PARCEL 6 AND REENTERING THE LAND NEAR THE NORTHWEST CORNER OF LOT 11 IN PARCEL 6 AND AGAIN EXTENDING OUT FROM THE WESTERN LINE OF LOT 8 IN PARCEL 6.
 - D) FENCE OVER A DISTANCE OF APPROXIMATELY 165 FEET MOVING IN A NORTHERLY DIRECTION BEGINNING FROM THE WESTERN LINE OF LOT 15 IN PARCEL 2 AND REENTERING THE LAND AT THE WESTERN LINE OF LOT 18 IN PARCEL 2.
 - E) FENCE EXTENDING FOR AN UNDISCLOSED DISTANCE ALONG THE WESTERLY LINE OF PARCEL 3.
4. GRANTS MADE TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OF THE RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CUT, CONTROL, TRIM OR ELIMINATE AND REMOVE FROM THE LAND ANY TREES, SAPLINGS, OVERHANGING BRANCHES, SHRUBS, BUSHES OR OTHER OBSTACLES OR OBSTRUCTIONS WHICH MAY ENDANGER THE SAFETY OF, OR INTERFERE WITH, THE INSTALLATION, USE OR ENJOYMENT OF ANY POLE, TOWER, STRUCTURE, WIRE, CABLE OR FACILITY CONSTRUCTED OR TO BE CONSTRUCTED IN, ON, UNDER, OVER, THROUGH, ALONG AND ACROSS THE LAND OF THE PENNSYLVANIA RAILROAD COMPANY ADJACENT TO THE

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EAST, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO, AND OVER, THE LAND, AND ANY IMMEDIATELY ADJOINING LANDS OF THE GRANTORS, AT ANY AND ALL TIMES, FOR SUCH PURPOSES, AS FOLLOWS:

- A) FROM CHICAGO BRIDGE AND IRON COMPANY, A CORPORATION ILLINOIS, DATED SEPTEMBER 13, 1961 AND RECORDED FEBRUARY 2, 1962 AS DOCUMENT 18391337;

(AFFECTS THE EAST 20.00 FEET OF LOT 15, THE EAST 10.00 FEET OF LOT 17 AND THE EAST 30.00 FEET OF LOT 18 IN PARCEL 2)

- B) FROM CLARENCE YONKER, DATED SEPTEMBER 12, 1961 AND RECORDED FEBRUARY 2, 1962 AS DOCUMENT 18391338;

(AFFECTS THE EAST 20.00 FEET OF LOT 16 IN PARCEL 2)

- C) FROM ANTHONY M. JACOB AND LOUISE F. JACOB, DATED SEPTEMBER 16, 1961 AND RECORDED FEBRUARY 8, 1962 AS DOCUMENT 18395945;

(AFFECTS THE EAST 5.00 FEET OF LOT 22 IN PARCEL 2)

5. ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY RECORDED DECEMBER 27, 1993, AS DOCUMENT NUMBER: 03064694.

(AFFECTS LAND AND OTHER PROPERTY NOT NOW IN QUESTION)

6. TERMS, CONDITIONS, AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED JANUARY 15, 2004 AS DOCUMENT NO. 0401632141.

(AFFECTS PARCEL 4)

7. Rights of way for Railroad switch and spur tracks are disclosed by survey made by Edward J. Molloy and Associates, Ltd., order Number 2005-1373 dated October 12, 2005 over and across Lots 18, 19 and 20 and vacated East and West Alley and vacated Street adjacent to said Lots in Block 6.

(Affects Parcel 3)