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Doc#: 0535435260 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2005 11:30 AM Pg: 1 of 5

Prepared by and after recording
return to:

Duval & Stachenfeld LLP
300 East 42nd Street, Third Floor
New York, New York 10017
Attention: Terri L. Adler

(Recorder's Stamp)

**SPECIAL WARRANTY DEED
(Illinois)**

THIS SPECIAL WARRANTY DEED is made as of the 15th day of December, 2005 by MW-CPAG GARAGE HOLDINGS, L.L.C., a Delaware limited liability company (the "Grantor"), having an address of c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, 26th Floor, New York, New York 10167 to EPORT 600 Garage Owner, L.L.C., a Delaware limited liability company (the "Grantee"), having an address of c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, 26th Floor, New York, New York 10167.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the total of which does not exceed One Hundred Dollars (\$100.00), receipt whereof is hereby acknowledged, and pursuant to proper authority, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, and its successors, heirs and assigns, all right, title and interest of Grantor in the following described property (collectively, the "Property"):

1. The real property described on Exhibit A attached hereto and made a part hereof (the "Land") together with all improvements located thereon (the "Improvements");
2. All and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any matter appertaining to such Land and or Improvements, including, any and all mineral rights, development rights, water rights and the like; and
3. All right, title and interest of Grantor in and to all strips, gores and any land lying the bed of any street, road or alley, open or proposed, adjoining such Land.

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever.

AND Grantor hereby covenants with Grantee and its successors, heirs and assigns, that Grantor hereby specially warrants the title to said Property and will defend the same against lawful claims of all persons claiming by, through or under Grantor, but not otherwise, subject to the exceptions listed on Exhibit B attached hereto.

Address of Property: 530 West Chicago Avenue, Chicago, IL 60610

PINs: 17-04-324-029-0000, 17-04-324-030-0000, 17-04-324-032-0000, 17-04-324-036-0000,
Part of 17-04-324-080-0000, 17-04-324-089-0000, 17-04-324-097-0000 & part of 17-04-324-098-0000

Box 400-CTCC

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IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the date and year first above written.

GRANTOR:

MW-CPAG GARAGE HOLDINGS, L.L.C.

By: AG-MW Garage Manager, Inc., its manager

By:

Name:

Title:

ADAM SCHWARTZ
VICE PRESIDENT

SEND SUBSEQUENT TAX BILLS TO:


Amerimar Eport Management Co., Inc.
600 West Chicago Avenue, 2nd Floor
Chicago, Illinois 60610
Attention: Property Manager

EXEMPT UNDER PROVISIONS OF PARAGRAPH
 , SEC. 200, 1-2 (B-6) or PARAGRAPH
 , SEC. 200, 1-4 (F) OF THE CHICAGO
TRANSACTION TAX ORDINANCE.

Stephanie B...
DATE BUYER, SELLER REPRESENTATIVE

STATE TAX

STATE OF ILLINOIS



DEC. 16.05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000004338

REAL ESTATE TRANSFER TAX
0803900
FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. 16.05

REVENUE STAMP

0000002324

REAL ESTATE TRANSFER TAX
0401950
FP 103022

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF PETER HUGEL'S SUBDIVISION AND OF J. L. WILSON'S ADDITION, BEING A SUBDIVISION OF LOT 11 IN SAID PETER HUGEL'S SUBDIVISION AND OF MACKUBIN'S SUBDIVISION, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF NORTH LARRABEE STREET AT A POINT WHICH IS 409 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 10 IN J. L. WILSON'S ADDITION AFORESAID AND THE NORTHEAST CORNER OF SAID NORTH LARRABEE STREET AND WEST CHICAGO AVENUE AND RUNNING; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 120.37 FEET TO A POINT WHICH IS 8 FEET MEASURED PERPENDICULARLY EAST FROM THE EAST LINE OF NORTH LARRABEE STREET AFORESAID AND THE WEST LINE OF LOT 12 IN PETER HUGEL'S SUBDIVISION AFORESAID; THENCE SOUTH ALONG A LINE WHICH IS 8 FEET MEASURED PERPENDICULARLY EAST FROM AND PARALLEL WITH THE EAST LINE OF NORTH LARRABEE STREET AFORESAID A DISTANCE OF 171.80 FEET TO A POINT; THENCE EAST ALONG A STRAIGHT LINE WHICH FORMS THE CLOCKWISE ANGLE OF 90 DEGREES 34 MINUTES 39 SECONDS, FROM NORTH TO EAST, WITH THE LAST DESCRIBED LINE, A DISTANCE OF 23.64 FEET TO A POINT; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 1.59 FEET TO A POINT ON THE CENTER LINE OF AN EXISTING EXPANSION JOINT; THENCE EAST ALONG A STRAIGHT LINE BEING THE CENTER LINE OF AN EXISTING EXPANSION JOINT, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 95.34 FEET TO THE POINT OF INTERSECTION OF SAID STRAIGHT LINE WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE ALLEY AS SHOWN BY THE PLAT OF SAID ALLEY RECORDED ON SEPTEMBER 22, 1910, AS DOCUMENT 4630739; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG SAID WEST LINE OF THE ALLEY AS SHOWN BY THE PLAT OF SAID ALLEY RECORDED ON SEPTEMBER 22, 1910, AS DOCUMENT 4630739, A DISTANCE OF 337.02 TO THE POINT OF INTERSECTION OF SAID WEST LINE OF THE ALLEY WITH THE NORTH LINE OF LOT 13 IN PETER HUGEL'S SUBDIVISION AFORESAID; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 13 IN PETER HUGEL'S SUBDIVISION, A DISTANCE OF 127.00 FEET TO THE EAST LINE OF LARRABEE STREET; THENCE SOUTH ALONG SAID EAST LINE OF NORTH LARRABEE STREET, A DISTANCE OF 47.15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR 2005 AND SUBSEQUENT YEARS
2. ENCROACHMENT OF A SIGN LOCATED MAINLY ON THE LAND ONTO PUBLIC PROPERTY WEST AND ADJOINING AS DISCLOSED BY SURVEY BY CHICAGO GUARANTEE SURVEY COMPANY DATED NOVEMBER 15, 2005 NUMBER 0510006.

Property of Cook County Clerk's Office