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Doc#: 0600319026 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/03/2006 11:58 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

Ticor Title Insurance

Property of Cook County Clerk's Office

This space reserved for Recorder's use only.

THE GRANTOR, 1800 N. Lincoln, LLC, an Illinois liability company ("Grantor") for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, does REMISE, RELEASE AND CONVEY to:

Gold Coast Investors, LLC, an Illinois limited liability company ("Grantee")
333 West Wacker Drive, Suite 1600
Chicago, IL 60606

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit "A".

Together with all and singular the hereditaments and appurtenances belonging or in anyway appertaining thereto, and the reversions, 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, without the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described, with the appurtenances, to the Grantee.

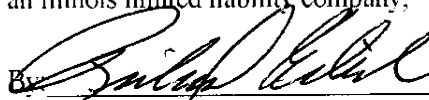
And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and its successors, that it has not done or suffered to be done, anything whereby said premises hereby are granted are, or may be, in any manner encumbered or charged, except as herein recited;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

Permanent Real Estate Index Number: 14-33-411-001-0000

Address of Real Estate: 1816 N. Clark St., Chicago, Illinois, 60614

DATED: December ____, 2005.

1800 N. Lincoln, LLC,
an Illinois limited liability company,

By: 
Richard Erlich, its Manager

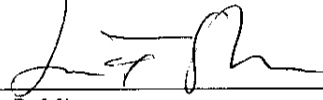
9900 33176 NHL / 551173

BOX 15

UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Richard Erlich 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

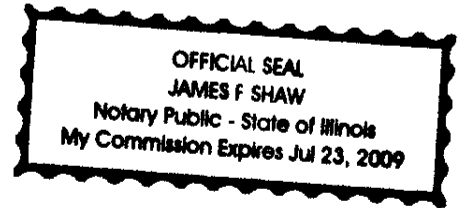
Given under my hand and official seal December 22, 2005.



Notary Public

This instrument was prepared by:

Richard W. Rappold
55 West Monroe Street, Suite 3300
Chicago, IL 60603



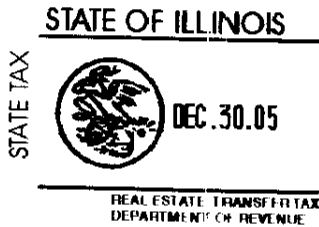
Mail To:
Richard Merel
223 W. Jackson Blvd., Suite 1010
Chicago, IL 60606

Send Subsequent Tax Bills To:
Gold Coast Investors, LLC
333 W. Wacker Drive, Suite 1600
Chicago, IL 60606

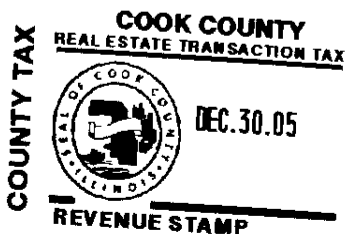
City of Chicago
Dept. of Revenue
410788
12/30/2005 11:33 Batch 05336 20



Real Estate
Transfer Stamp
\$116,437.50



REAL ESTATE TRANSFER TAX
15525.00
0000030389
FP326660



REAL ESTATE TRANSFER TAX
07762.50
0000180282
FP326670

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1 AND 2 IN ASSESSORS' SECOND DIVISION OF BLOCK 47 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT TRACT OR PARCEL OF LAND LYING EAST OF AND ADJOINING SAID LOTS 1 AND 2 AND WEST OF THE WEST LINE OF CLARK STREET, AS ESTABLISHED BY ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF CHICAGO ON OCTOBER 11, 1875 AND APPROVED ON OCTOBER 15, 1875, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 14-33-411-001-0000

PROPERTY ADDRESS: 1816 N. CLARK ST., CHICAGO, ILLINOIS, 60614

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EXHIBIT "B"

PERMITTED TITLE EXCEPTIONS

1. REAL ESTATE TAXES NOT YET DUE OR PAYABLE.
2. LEASES IN FAVOR OF :
 - A. LINCOLN PARK HOTELS, INC.
 - B. 1816 N. CLARK, INC.

MEMORANDUM OF LEASE RECORDED AS DOCUMENT NUMBER 08-164768.

 - C. OLD TOWN SUNDRIES AND LIQUORS, INC.
3. THE FOLLOWING MATTERS DISCLOSED BY PLAT OF SURVEY NUMBER 04-254 DATED OCTOBER 12, 2004 PREPARED BY MCTIGUE & SPIEWAK, INC.:
 - A. ENCROACHMENT OF THE 12 1/2 -STORY BRICK, STONE & STUCCO BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH (N. LINCOLN AVENUE RIGHT-OF-WAY), EASTERLY (CLARK STREET RIGHT-OF-WAY) AND WEST (WELLS STREET RIGHT-OF-WAY) AND ADJOINING, BY APPROXIMATELY 0.05 TO 0.15 FEET (NORTHERLY), 0.04 TO 0.15 FEET (EASTERLY) AND 0.17 TO 0.22 FEET (WESTERLY).
 - B. ENCROACHMENT OF THE 12 1/2 -STORY BRICK, STONE & STUCCO BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.07 FEET TO 0.10 FEET SOUTH.
 - C. ENCROACHMENT OF CANOPY OVER THE NORTHERLY AND EASTERLY PROPERTY LINES ONTO THE N. LINCOLN AVENUE AND N. WELLS STREET RIGHTS OF WAY BY APPROXIMATELY 3 FEET.
 - D. ENCROACHMENT OF TWO SHEDS ATTACHED TO THE WEST SIDE OF THE 12 1/2-STORY BRICK, STONE & STUCCO BUILDING LOCATED ON THE LAND ONTO THE LAND WEST AND ADJOINING (NORTH WELLS ST. RIGHT OF WAY) BY APPROXIMATELY 5.1 TO 5.2 FEET (NORTHERLY SHED) AND 5.2 FEET (SOUTHERLY SHED).
4. SERVICE AGREEMENT RECORDED JANUARY 15, 1998 AS DOCUMENT NO. 98-039, 015 BY AND BETWEEN COMMUNICATIONS AND CABLE OF CHICAGO AND DAYS INN-GOLD COAST TO CONSTRUCT AND OPERATE A CABLE TELEVISION SYSTEM AND A GRANT OF EASEMENT TO ENTER PARCEL 1 TO CONSTRUCT, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY.
6. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 05 M1 400398 FILED APRIL 14, 2005 BY CITY OF CHICAGO AGAINST 1800 N. LINCOLN, L.L.C., ET AL, FOR BUILDING CODE VIOLATIONS, ETC.

LIS PENDENS NOTICE RECORDED APRIL 26, 2005 AS DOCUMENT NO. 0511626174.