

# UNOFFICIAL COPY

2067273



Doc#: 0613532043 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/15/2006 10:46 AM Pg: 1 of 10

After recording, please  
return to:

Brown, Udell & Pomerantz, Ltd.  
1332 North Halsted Street  
Suite 100  
Chicago, Illinois 60622

Send Subsequent Tax Bills to:

1255 South Prairie Private  
Commercial, L.L.C.  
600 West Chicago Avenue, Suite 570  
Chicago, Illinois 60610

## QUIT CLAIM DEED

THE GRANTOR, **1255 SOUTH PRAIRIE PRIVATE, L.L.C.**, an Illinois limited liability company, with an address of 600 West Chicago Avenue, Suite 570, Chicago, Illinois, 60610, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND QUIT CLAIMS TO GRANTEE: **EDC 1255 SOUTH PRAIRIE PRIVATE, L.L.C.**, an Illinois limited liability company, with an address of 600 West Chicago Avenue, Suite 570, Chicago, Illinois, 60610, an undivided one half (1/2) interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THIS QUIT CLAIM DEED MAY BE EXECUTED IN COUNTERPARTS, EACH OF WHICH SHALL BE DEEMED TO BE AN ORIGINAL AND ALL OF WHICH TOGETHER SHALL BE DEEMED TO BE ONE AND THE SAME INSTRUMENT.

Property Index Numbers: part of 17-22-110-036-0000  
17-22-110-101-0000

Exempt under provisions of Paragraph e Section 4, Illinois Real Estate Transfer Tax Act.

May 10  
March, 2006  
Date

\_\_\_\_\_  
Grantor or Representative

Exempt under provisions of Paragraph e Section 300.1-2 (B-6) or paragraph e Section 200.1-4(b) of the Chicago Transaction Tax Ordinance.

May 10  
March, 2006  
Date

\_\_\_\_\_  
Grantor or Representative

MGR

10

**UNOFFICIAL COPY**

Dated this 10<sup>th</sup> day of May, 2006.

1255 SOUTH PRAIRIE PRIVATE, L.L.C.,  
an Illinois limited liability company

By: CENTRAL STATION IV, L.L.C.,  
an Illinois limited liability company  
Its: Manager

By: CENTRAL STATION, L.L.C.,  
an Illinois limited liability company  
Its: Manager

By: FOREST CITY CENTRAL STATION, INC.,  
an Ohio corporation  
Its: Manager

By: *David J. LaRue*  
Name: David J. LaRue  
Title: Vice President

By: FOGELSON PROPERTIES, INC.,  
an Illinois corporation  
Its: Manager

By: \_\_\_\_\_  
Name: Gerald W. Fogelson  
Title: President

By: EDC 1255 SOUTH PRAIRIE PRIVATE, L.L.C.,  
an Illinois limited liability company  
Its: Manager

By: EDC MANAGEMENT, INC.,  
an Illinois corporation  
Its: Manager

By: \_\_\_\_\_  
Name: Ronald Shipka, Jr.  
Title: President

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This instrument prepared by: Joan T. Berg, Schain Burney Ross & Citron, Ltd., 222 North LaSalle Street,  
Suite 1910, Chicago, Illinois, 60601.

# UNOFFICIAL COPY

Dated this \_\_\_\_ day of March, 2006.

1255 SOUTH PRAIRIE PRIVATE, L.L.C.,  
an Illinois limited liability company

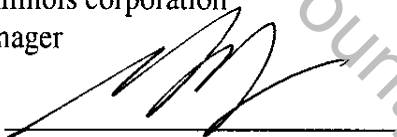
By: CENTRAL STATION IV, L.L.C.,  
an Illinois limited liability company  
Its: Manager

By: CENTRAL STATION, L.L.C.,  
an Illinois limited liability company  
Its: Manager

By: FOREST CITY CENTRAL STATION, INC.,  
an Ohio corporation  
Its: Manager

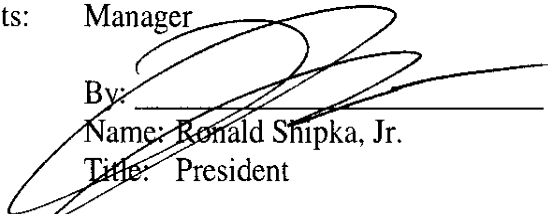
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: FOGELSON PROPERTIES, INC.,  
an Illinois corporation  
Its: Manager

By:   
Name: Gerald W. Fogelson  
Title: President

By: EDC 1255 SOUTH PRAIRIE PRIVATE, L.L.C.,  
an Illinois limited liability company  
Its: Manager

By: EDC MANAGEMENT, INC.,  
an Illinois corporation  
Its: Manager

By:   
Name: Ronald Shipka, Jr.  
Title: President

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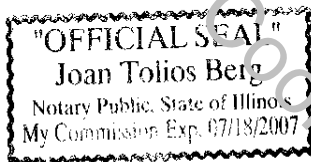
This instrument prepared by: Joan T. Berg, Schain Burney Ross & Citron, Ltd., 222 North LaSalle Street,  
Suite 1910, Chicago, Illinois, 60601.

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Joan Tolios Berg, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Gerald Fogelson, the President of Fogelson Properties, Inc., an Illinois corporation ("Properties"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, 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 Properties in its capacity as a manager of Central Station, L.L.C., an Illinois limited liability company ("CS"), the manager and sole member of Central Station IV, L.L.C., an Illinois limited liability company ("CS IV"), a managing member of 1255 South Prairie Private, L.L.C., an Illinois limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 31<sup>st</sup> day of March, 2006.



Joan Tolios Berg  
NOTARY PUBLIC

STATE OF OHIO )  
 ) SS.  
COUNTY OF CUYAHOGA )

I, Doris Dowd, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David J. LaRue, the Vice President of Forest City Central Station, Inc., an Ohio corporation ("Forest City"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, 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 Forest City in its capacity as a manager of Central Station, L.L.C., an Illinois limited liability company ("CS"), the manager and sole member of Central Station IV, L.L.C., an Illinois limited liability company ("CS IV"), a managing member of 1255 South Prairie Private, L.L.C., an Illinois limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 20 day of March, 2006.

Doris Dowd  
NOTARY PUBLIC



Dowd  
DORIS SCHUSTER, Notary Public  
STATE OF OHIO  
My Commission Expires May 20, 2007

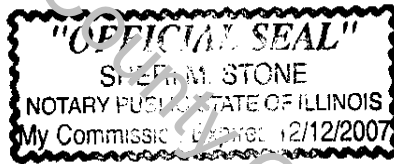
# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, SHERIM STONE a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ronald Shipka, Jr., the President of EDC Management, Inc., an Illinois corporation ("EDC Corp"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, 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 EDC Corp in its capacity as the manager of EDC 1255 South Prairie Private, LLC, an Illinois limited liability company ("Prairie"), and of Prairie in its capacity as a managing member of 1255 South Prairie Private, LLC, an Illinois limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 10<sup>TH</sup> day of MAY, 2006.

*Sherim Stone*  
NOTARY PUBLIC



Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A**LEGAL DESCRIPTION**PROPOSED LOT 2 IN THE RESUBDIVISION OF LOT 1 IN KILEY'S SUBDIVISION**

THAT PART OF LOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 25.18 CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.88 CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°00'00" EAST, ALONG THE WEST LINE THEREOF, 10.36 FEET; THENCE SOUTH 90°00'00" EAST, 26.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°04'10" WEST, 36.31 FEET; THENCE NORTHERLY 13.18 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 136.61 FEET, CONVEX WESTERLY, AND WHOSE CHORD BEARS NORTH 13°48'32" WEST A DISTANCE OF 13.17 FEET; THENCE NORTH 70°29'29" EAST, 0.41 FEET; THENCE NORTH 58°19'45" EAST, 5.41 FEET; THENCE SOUTH 00°28'25" WEST, 1.13 FEET; THENCE SOUTH 89°54'00" EAST, 1.72 FEET; THENCE SOUTH 00°11'42" EAST, 2.94 FEET; THENCE SOUTH 88°36'47" EAST, 2.79 FEET; THENCE SOUTH 00°05'25" WEST, 9.70 FEET; THENCE NORTH 89°34'58" EAST, 1.41 FEET; THENCE NORTH 00°18'21" EAST, 0.41 FEET; THENCE SOUTH 89°41'39" EAST, 8.87 FEET; THENCE SOUTH 00°04'18" WEST, 0.83 FEET; THENCE SOUTH 89°41'50" EAST, 3.88 FEET; THENCE NORTH 00°18'10" EAST, 1.99 FEET; THENCE NORTH 89°48'37" EAST, 14.33 FEET; THENCE NORTH 00°18'17" EAST, 1.69 FEET; THENCE NORTH 89°52'08" EAST, 14.43 FEET; THENCE SOUTH 00°11'08" EAST, 5.26 FEET; THENCE SOUTH 89°49'40" EAST, 14.33 FEET; THENCE SOUTH 00°07'47" WEST, 25.19 FEET; THENCE SOUTH 89°52'13" EAST, 5.67 FEET; THENCE SOUTH 00°57'07" WEST, 8.32 FEET; THENCE WESTERLY 70.75 FEET ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 128.18 FEET, CONVEX SOUTHERLY, AND WHOSE CHORD BEARS SOUTH 89°59'01" WEST A DISTANCE OF 69.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

OUTLOT 1 IN KILEY'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LAND PROPERTY AND SPACE IN FRACTIONAL SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)

)

SS

COUNTY OF COOK )

The undersigned, having an address of 600 West Chicago Avenue, Suite 570, Chicago, Illinois, 60610, being duly sworn on oath, states that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. That said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

-OR-

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two (2) parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

# UNOFFICIAL COPY

AFFIANT further states that the undersigned makes this affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

1255 SOUTH PRAIRIE PRIVATE, L.L.C.,  
an Illinois limited liability company

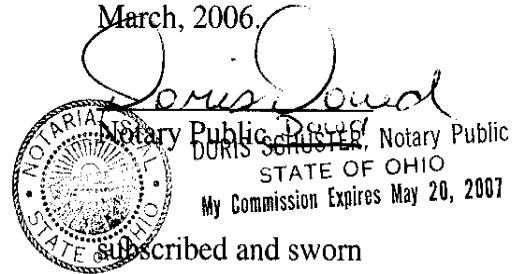
By: CENTRAL STATION IV, L.L.C.,  
an Illinois limited liability company  
Its: Manager

By: CENTRAL STATION, L.L.C.,  
an Illinois limited liability company  
Its: Manager

By: FOREST CITY CENTRAL STATION, INC.,  
an Ohio corporation  
Its: Manager

subscribed and sworn  
to this 20 day of  
March, 2006.

By: *David J. LaRue*  
Name: David J. LaRue  
Title: Vice President



By: FOGELSON PROPERTIES, INC.,  
an Illinois corporation  
Its: Manager

subscribed and sworn  
to this \_\_\_ day of  
March, 2006.

By: \_\_\_\_\_  
Name: Gerald W. Fogelson  
Title: President

\_\_\_\_\_  
Notary Public

By: EDC 1255 SOUTH PRAIRIE PRIVATE, L.L.C.,  
an Illinois limited liability company  
Its: Manager

By: EDC MANAGEMENT, INC.,  
an Illinois corporation  
Its: Manager

subscribed and sworn  
to this \_\_\_ day of  
March, 2006

By: \_\_\_\_\_  
Name: Ronald Shipka, Jr.  
Title: President

\_\_\_\_\_  
Notary Public



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an Ohio corporation  
Its: Manager

subscribed and sworn  
to this \_\_\_ day of  
March, 2006.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

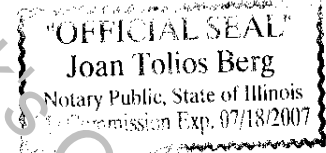
By: FOGELSON PROPERTIES, INC.,  
an Illinois corporation  
Its: Manager

subscribed and sworn  
to this 31 day of  
March, 2006.

By: \_\_\_\_\_  
Name: Gerald W. Fogelson  
Title: President

\_\_\_\_\_  
Notary Public

By: EDC 1255 SOUTH PRAIRIE PRIVATE, L.L.C.,  
an Illinois limited liability company  
Its: Manager



By: EDC MANAGEMENT, INC.,  
an Illinois corporation  
Its: Manager

subscribed and sworn  
to this 10<sup>th</sup> day of  
~~March~~ <sup>MAY</sup>, 2006

By: \_\_\_\_\_  
Name: Ronald Shipka, Jr.  
Title: President

\_\_\_\_\_  
Notary Public



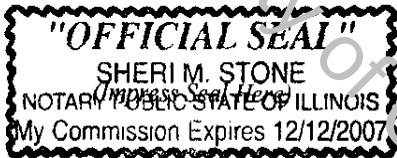
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee 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.

Date: 5/11/06 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on MAY 11<sup>TH</sup>, 2006



[Signature]  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee 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.

Date: 5/11/06 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on MAY 11<sup>TH</sup>, 2006



[Signature]  
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]