



Doc#: 0613912128 Fee: \$34.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/19/2006 03:26 PM Pg: 1 of 6

10F3

This document was prepared by
and after recording return to:

Paul Davis, Esq.
Applegate & Thorne-Thomsen
322 S. Green Street, Suite 400
Chicago, IL 60607

617 4354617

WARRANTY DEED

WILSON YARD DEVELOPMENT I, LLC ("Grantor"), an Illinois limited liability company, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency is hereby acknowledged, does hereby CONVEY AND WARRANT to WILSON YARD PARTNERS, LP, an Illinois limited partnership ("Grantee"), and to its successors and assigns FOREVER, all the following real property situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Covenants, conditions, and restrictions of record; private, public and utility easements, if any; general real estate taxes for the year 2006 and subsequent years.

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Act.

5/19/06 Paul Davis
Date Buyer, Seller or Representative

UNOFFICIAL COPY

SEND SUBSEQUENT TAX BILLS TO:

Calumet Park Senior Housing, LP

(Name)

310 South Michigan Avenue, Suite
1500

(Address)

Chicago, Illinois 60604

(City, State and Zip)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

FAMILY BUILDING PARCEL

ALL THE LAND, PROPERTY AND SPACE LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 12.00 FEET ABOVE CHICAGO CITY DATUM, AND WITHIN THE VERTICAL PROJECTION OF THE BOUNDARY LINE OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1123.98 FEET SOUTHEASTERLY FROM THE SOUTH LINE OF WEST WILSON AVENUE AS MEASURED ALONG SAID WESTERLY LINE OF BROADWAY, AND RUNNING;

THENCE NORTH 24 DEGREES 33 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY LINE OF BROADWAY (BASIS OF BEARINGS ASSUMED), A DISTANCE OF 333.78 FEET;

THENCE SOUTH 65 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 53.51 FEET;

THENCE SOUTH 10 DEGREES 41 MINUTES 17 SECONDS EAST, A DISTANCE OF 233.45 FEET;

THENCE SOUTH 24 DEGREES 25 MINUTES 53 SECONDS EAST, A DISTANCE OF 57.19 FEET, MORE OR LESS, TO THE NORTH LINE OF MONTROSE AVENUE;

THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE OF MONTROSE AVENUE, A DISTANCE OF 120.45 FEET, MORE OR LESS, TO THE WESTERLY LINE OF BROADWAY AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

EXCEPTING THEREFROM:

THAT PART OF THE FOREGOING DESCRIPTION LYING IN A VERTICAL PLANE BETWEEN AN ELEVATION OF 12.00 FEET ABOVE CHICAGO CITY DATUM, AND AN ELEVATION OF 30.00 FEET ABOVE CHICAGO CITY DATUM, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1123.98 FEET SOUTHEASTERLY FROM THE SOUTH LINE OF WEST WILSON AVENUE AS MEASURED ALONG THE WESTERLY LINE OF BROADWAY (FORMERLY EVANSTON AVENUE), AND RUNNING;

THENCE NORTH 89 DEGREES 59 MINUTES 40 SECONDS WEST ALONG SAID NORTH LINE OF MONTROSE AVENUE, A DISTANCE OF 120.45 FEET;

THENCE NORTH 24 DEGREES 25 MINUTES 53 SECONDS WEST, A DISTANCE OF 54.18 FEET;

THENCE NORTH 65 DEGREES 34 MINUTES 07 SECONDS EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 24 DEGREES 25 MINUTES 53 SECONDS EAST, A DISTANCE OF 13.19 FEET;

THENCE NORTH 65 DEGREES 34 MINUTES 07 SECONDS EAST, A DISTANCE OF 55.91 FEET;

THENCE NORTH 24 DEGREES 25 MINUTES 53 SECONDS WEST, A DISTANCE OF 9.67 FEET;

UNOFFICIAL COPY

THENCE SOUTH 65 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 14.42 FEET;

THENCE NORTH 24 DEGREES 25 MINUTES 53 SECONDS WEST, A DISTANCE OF 26.27 FEET;

THENCE NORTH 65 DEGREES 34 MINUTES 07 SECONDS EAST, A DISTANCE OF 14.42 FEET;

THENCE NORTH 24 DEGREES 25 MINUTES 53 SECONDS WEST, A DISTANCE OF 18.00 FEET;

THENCE SOUTH 65 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 4.33 FEET;

THENCE NORTH 24 DEGREES 25 MINUTES 53 SECONDS WEST, A DISTANCE OF 27.17 FEET;

THENCE SOUTH 65 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 15.83 FEET;

THENCE SOUTH 24 DEGREES 25 MINUTES 53 SECONDS EAST, A DISTANCE OF 19.67 FEET;

THENCE SOUTH 65 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 30.68 FEET;

THENCE SOUTH 79 DEGREES 18 MINUTES 43 SECONDS WEST, A DISTANCE OF 1.12 FEET;

THENCE NORTH 10 DEGREES 41 MINUTES 17 SECONDS WEST, A DISTANCE OF 187.26 FEET;

THENCE NORTH 65 DEGREES 34 MINUTES 07 SECONDS EAST, A DISTANCE OF 53.51 FEET, MORE OR LESS, TO THE WESTERLY LINE OF BROADWAY;

THENCE SOUTH 24 DEGREES 33 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY LINE OF BROADWAY, A DISTANCE OF 48.50 FEET;

THENCE SOUTH 65 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 43.91 FEET;

THENCE NORTH 24 DEGREES 25 MINUTES 53 SECONDS WEST, A DISTANCE OF 12.50 FEET;

THENCE SOUTH 65 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 9.33 FEET;

THENCE SOUTH 24 DEGREES 25 MINUTES 53 SECONDS EAST, A DISTANCE OF 18.50 FEET;

THENCE NORTH 65 DEGREES 34 MINUTES 07 SECONDS EAST, A DISTANCE OF 53.25 FEET, MORE OR LESS, TO THE WESTERLY LINE BROADWAY;

THENCE SOUTH 24 DEGREES 33 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY LINE OF BROADWAY, A DISTANCE OF 279.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

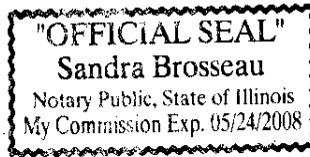
Dated: May 19, 2006.

Signature

Paul Hawn Agent for Grantor Wilson Yard Development I, LLC

Subscribed to and sworn before me this 19th day of May, 2006

Sandra Brosseau
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 hold title to real estate under the laws of the State of Illinois.

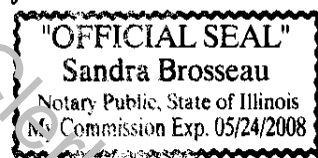
Dated: May 19, 2006.

Signature

Paul Hawn Agent for Grantee Wilson Yard Partners, LP

Subscribed to and sworn before me this 19th day of May, 2006

Sandra Brosseau
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF 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 TAX ACT.)