

# UNOFFICIAL COPY



Doc#: 0622242132 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/10/2006 01:23 PM Pg: 1 of 5

This instrument prepared by and returned to after recording:  
James L. Beard, Esq.  
DLA Piper Rudnick Gray Cary US LLP  
203 North LaSalle Street  
Suite 1800  
Chicago, Illinois 60601-1293

EXEMPT Para. (e)  
35 ILCS 200/31-45

By: *[Signature]*

*This space reserved for Recorder's use only.*

## SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made this 16<sup>th</sup> day of March, 2006 **KINGSBURY BOATYARD, LLC**, an Illinois limited liability company, having an address of c/o CRM Properties Group, Ltd., 740 Waukegan Road, Suite 400, Deerfield, Illinois 60015 ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** to **THE SHOPS AT KINGSBURY SQUARE, LLC**, an Illinois limited liability company, having an address of c/o CRM Properties Group, Ltd., 740 Waukegan Road, Suite 400, Deerfield, Illinois 60015 ("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 to only to those matters listed on Exhibit B attached hereto and made a part hereof.

Recorder's Box 416


231828 12 RF 1 of 2

Office

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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

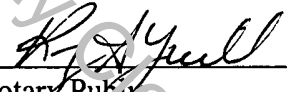
**KINGSBURY BOATYARD, LLC**  
an Illinois limited liability company

By:   
Charles R. Malk, Manager

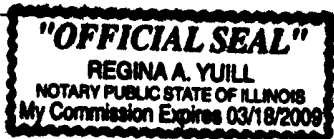
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

I, Regina Yuill, a Notary Public in and for said County in the State aforesaid, do hereby certify that Charles R. Malk, Manager of Kingsbury Boatyard, 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 10<sup>th</sup> day of March, 2006.

  
Notary Public

My Commission expires:



EXEMPT UNDER PROVISIONS OF PARAGRAPH 2, SEC. 200.1-2 (B-6) OR PARAGRAPH 2, SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

3/10/06  
DATE

  
BUYER, SELLER OR REPRESENTATIVE

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## EXHIBIT A

### Legal Description

LOTS 8 THROUGH 12 INCLUSIVE IN BLOCK 46 IN ELSTON ADDITION TO CHICAGO,  
BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number:

17-05-212-005-0000

17-05-212-007-0000

17-05-212-008-0000

17-05-212-009-0000

17-05-212-010-0000

Commonly known as: 1500 North Kingsbury Street, Chicago, Illinois

Mail Subsequent Tax Bills to:

The Shops at Kingsbury Square, LLC.  
c/o CRM Properties Group, Ltd.,  
740 Waukegan Road, Suite 400,  
Deerfield, Illinois 60015

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real Estate Taxes for 200<sup>5</sup>~~4~~ second installment and subsequent years not yet due and payable. *AK*
2. ~~Switch tracks and switch track rights.~~ *AK*
3. ~~Perpetual easement for railway purposes made by Adam Schillo Lumber Company to Chicago, Milwaukee and St. Paul Railroad Company, a corporation of Wisconsin, and its successors and assigns, dated November 28 1922 and recorded February 2, 1923 as Document 7795625, over that part of Block 46 aforesaid lying easterly of a line parallel with and distant 8 1/2 feet Westerly, measured at right angles from the center line of that certain spur track of the railway company as now there constructed, maintained, and operated upon said Block 46, in the interest of the grantor.~~ *AK*
4. Lease dated January 1, 2003, by and between Charles R. Malk and Chicago Auto Care & Retail Center Limited Partnership
5. ~~Parking Lots License Agreement dated April 1, 2003 by and between Chicago Auto Care and Retail Limited Partnership and Vale Parking Services, Inc.~~ *Chicago Auto Care*

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## STATEMENT BY GRANTOR AND GRANTEE

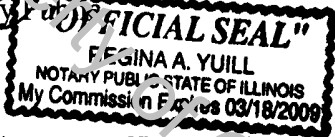
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Subscribed and sworn to before me by

said Charles R. Malk

this 10<sup>th</sup> day of March, 2006

Regina A. Yuill  
Notary Public



**KINGSBURY BOATYARD, LLC**  
an Illinois limited liability company

By: [Signature]

Charles R. Malk, Manager

Dated: 03-10-06

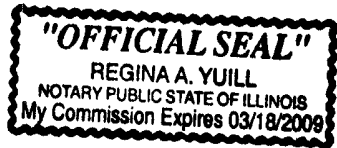
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Subscribed and sworn to before me by said

Charles R. Malk

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

Regina A. Yuill  
Notary Public



**THE SHOPS AT KINGSBURY SQUARE, LLC**, an Illinois limited liability company

By: [Signature]

Title: Charles R. Malk Manager

Name: Charles R. Malk

Dated: 3-10-06

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 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.]