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Doc#: 0622333150 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/11/2006 01:18 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

Space Above This Line for Recording Data

835/123 DAF 1 OF 3

THIS INSTRUMENT, made this 31 day of July, 2006, between Lake Park Properties, Inc., a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, of 1525 East 53rd Street, Chicago, Illinois 60615, party of the first part, and RDGI Parking, LLC, an Illinois limited liability company, of 707 Skokie Blvd., Suite 400, Northbrook, Illinois 60026, party of the second part;

WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN & NO/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, the real estate situated in the County of Cook, State of Illinois and legally described on Exhibit "A" attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, **WILL WARRANT AND DEFEND, SUBJECT TO the Permitted Exceptions set forth in Exhibit "B" attached hereto and made a part hereof** and the following restriction on use:

The premises may not be used as a commercial bank, savings and loan, savings bank, lending institution, depository or any other type of business directly competitive with Hyde Park Bank and Trust Company for so long as Hyde Park Bank and Trust Company operates its headquarters and maintains a full service bank on the property west of the premises, which is legally described on Exhibit "C" attached hereto.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Box 400-CTCC

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its _____, the day and year first above written.

LAKE PARK PROPERTIES, INC., an Illinois corporation

By: _____
Name: H. Timothy Allwardt
Title: President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that H. Timothy Allwardt, personally known to me as the President of LAKE PARK PROPERTIES, INC., 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 the same instrument, pursuant to authority given by the Board of Directors, as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of July, 2006.

Peggy Farris
Notary Public

My Commission Expires: 6-3-2010



Permanent Real Estate Index Number(s): 20-11-419-050

Address of real estate: Parking lot directly south of southwest corner of 53rd Street and South Lake Park Avenue, Chicago, Illinois

Prepared By:

Laura E. Smith
Gould & Ratner
222 North LaSalle Street
Suite 800
Chicago, IL 60601

After recording return to:

Robert H. Goldman
DLA Piper Rudnick Gray Cary US LLP
203 N. LaSalle Street
Suite 1900
Chicago, IL 60601

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 4 (EXCEPT THE NORTH 33 FEET THEREOF) AND LOTS 5-9 (EXCEPT THAT PART TAKEN FOR STREET) IN BLOCK 32 IN HYDE PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THE EAST 21 FEET OF ORIGINAL LAKE PARK AVENUE LYING WEST OF AND ADJOINING THE AFORESAID PARCELS.

STATE TAX

STATE OF ILLINOIS

 AUG. 10. 06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0002005901

REAL ESTATE TRANSFER TAX
00400.00
FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

 AUG. 10. 06


REVENUE STAMP

0000003906

REAL ESTATE TRANSFER TAX
00200.00
FP 103022

CITY TAX

CITY OF CHICAGO

 AUG. 10. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004006

REAL ESTATE TRANSFER TAX
03000.00
FP 103023

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EXHIBIT "B"

Permitted Exceptions

1. Taxes for the second installment of 2005 and the year 2006.
2. Covenants, Conditions, Restrictions and Agreements contained in Quit Claim Deed from City of Chicago, a municipal corporation of Illinois to Hyde Park Bank and Trust Company of Chicago, dated March 26, 1974 and recorded June 11, 1974 as Document 22746316 relating to: prohibition of the execution of any agreement, lease, conveyance or other instrument whereby any part of the land is restricted upon the basis of race, creed or color, in the sale, lease or occupancy thereof.
3. Terms, provisions and conditions of the Hyde Park-Kenwood Urban Renewal Area as established pursuant to the provisions of the Illinois Urban Community Conservation Act, a copy of which was recorded August 8, 1961 as Document 18240483.
4. The land lies within the boundaries of a Special Service Area as disclosed by Ordinance recorded as Document 95215343, and is subject to additional taxes under the terms of said Ordinance and subsequent related ordinances.

Property of Cook County Clerk's Office

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EXHIBIT "C"

LEGAL DESCRIPTION OF HYDE PARK BANK PROPERTY

PARCEL 1: LOT 1, LOT 2 (EXCEPT THE SOUTH 15 FEET THEREOF), LOT 3 AND THE NORTH 41 FEET 10 INCHES OF LOT 4 (EXCEPT THE WEST 22 FEET OF SAID LOTS 3 AND 4), THE EAST 25 FEET OF LOT 17 (EXCEPT THE SOUTH 15 FEET THEREOF) AND THE EAST 25 FEET OF LOT 18 IN BLOCK 31 IN HYDE PARK IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 1/2 OF ORIGINAL LAKE PARK AVENUE LYING EAST AND ADJOINING PARCEL 1 AFORESAID.

PARCEL 3: LOT 4 (EXCEPT THE NORTH 41 FEET 10 INCHES THEREOF AND EXCEPT THE WEST 22 FEET THEREOF) AND LOTS 5, 6, AND 7 (EXCEPTING THEREFROM THE WEST 22 FEET OF SAID LOTS 5, 6, AND 7) AND THE EAST 120 FEET OF LOTS 8 AND 9 IN BLOCK 31 IN HYDE PARK, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE WEST 1/2 OF ORIGINAL LAKE PARK AVENUE LYING EAST AND ADJOINING PARCEL 3 AFORESAID.

Address: 1525 E. 53rd Street, Chicago, Illinois

PINs:

20-11-418-005-0000

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