



Doc#: 0625042166 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/07/2006 01:55 PM Pg: 1 of 9

PREPARED BY:

Abraham Trieger, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

WHEN RECORDED
RETURN TO:

Steven A. Stender, Esq.
Much Shelist Fried
Denberg Amerit &
Rubenstein PC
191 North Wacker Drive
Suite 1800
Chicago, Illinois 60606

SPECIAL WARRANTY DEED

THE GRANTOR, **900 CHICAGO LLC**, an Illinois limited liability company, whose address is 814 North Franklin, Suite 301, Chicago, Illinois 60610, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to **ESSKAY L.L.C.**, an Illinois limited liability company, whose address is 900 Chicago Avenue, Suite 105, Evanston, Illinois 60202, all interest in the Real Estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, subject, however, to any and all of the matters set forth on Exhibit B attached hereto, for which Grantor shall have no liability whatsoever.

PINs and Common Address: See Exhibit A

[REMAINDER OF PAGE INTENTIONALLY BLANK; SIGNATURES ON FOLLOWING PAGE]

~~Exempt under provisions of Paragraph..... Section 4.
Real Estate Transfer Tax Act.~~

~~.....
Date Buyer, Seller or Representative~~

CITY OF EVANSTON
EXEMPTION

Mary J. Morris
CITY CLERK

166
8
9

Box 400-CTCC

8336932-02RF 10/10

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 17 day of August 2006.

GRANTOR:

900 CHICAGO LLC, an Illinois limited liability company

By: **MATTHEWS DEVELOPMENT CORPORATION**, an Illinois corporation, its Manager

By: 
Robert W. Matthews, President

I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (e), Real Estate Transfer Tax Act.

Dated: 8-17-06 Signed: 
(by agent)


STATE OF ILLINOIS

)
) ss.
)

COUNTY OF COUNTY

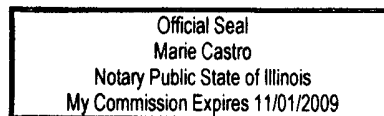
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert W. Matthews, the President of Matthews Development Corporation, an Illinois corporation, the Manager of 900 Chicago LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 17th day of August 2006.


NOTARY PUBLIC
(SEAL)

Send future real estate tax bills to:

Esskay, L.L.C.
C/o Great Northern Financial Group
900 Chicago Avenue, Suite 105
Evanston, IL 60202



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EXHIBIT A LEGAL DESCRIPTION (Consisting of 5 Pages)

COMMERCIAL PARCELS

PARCEL 1:

COMMERCIAL PROPERTY A

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 16.25 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 25.46 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN BLOCK 1 IN GIBBS, LADD & GEORGES ADDITION TO EVANSTON, BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD COMPANY BY DEED RECORDED APRIL 29, 1886 AS DOCUMENT 711919) IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE POINT OF INTERSECTION OF THE WEST LINE OF CHICAGO AVENUE AND THE NORTH LINE OF MAIN STREET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 AND ITS EXTENSION, A DISTANCE OF 238.10 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 38 MINUTES 42 SECONDS MEASURED CLOCKWISE, SOUTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 0.44 FEET TO A POINT ON THE EXTERIOR FACE OF A SEVEN STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 900 CHICAGO AVENUE IN EVANSTON, ILLINOIS; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 2.89 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES: CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED DISTANCE OF 17.52 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 19.59 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 25.87 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.35 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.35 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.85 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 28.85 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.85 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.16 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 50.89 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.00 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.87 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 16.01 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 86.52 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.29 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.70 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.10 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 5.70 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.85 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 8.05 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 13.05 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.10 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.25 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.50 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 8.51 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.05 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 31.94 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 11.20 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.88 FEET; SOUTH AT RIGHT

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ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 28.01 FEET TO THE POINT OF BEGINNING.

ALSO THE FOLLOWING DESCRIBE PARCEL:

COMMERCIAL PROPERTY B

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 26.62 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 41.42 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN BLOCK 1 IN GIBBS, LADD & GEORGES ADDITION TO EVANSTON, BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD COMPANY BY DEED RECORDED APRIL 29, 1886 AS DOCUMENT 711919) IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE POINT OF INTERSECTION OF THE WEST LINE OF CHICAGO AVENUE AND THE NORTH LINE OF MAIN STREET; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND ITS EXTENSION, A DISTANCE OF 65.19 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 99 DEGREES 30 MINUTES 18 SECONDS MEASURED COUNTER-CLOCKWISE, EAST TO NORTH FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 2.92 FEET TO A POINT ON THE EXTERIOR FACE OF A SEVEN STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 900 CHICAGO AVENUE IN EVANSTON, ILLINOIS; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.30 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES: CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED DISTANCE OF 36.20 FEET, EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.91 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.70 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 21.50 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 26.43 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.35 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.50 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 23.20 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.40 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.75 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.40 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.00 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.60 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.34 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 79.00 FEET; NORTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 84 DEGREES 49 MINUTES 04 SECONDS MEASURED COUNTER-CLOCKWISE, NORTH TO NORTHWESTERLY FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 57.84 FEET TO THE POINT OF BEGINNING.

ALSO THE FOLLOWING DESCRIBED PROPERTY:

COMMERCIAL PROPERTY C

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 26.61 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 41.42 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN BLOCK 1 IN GIBBS, LADD & GEORGES ADDITION TO EVANSTON, BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR

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CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD COMPANY BY DEED RECORDED APRIL 29, 1886 AS DOCUMENT 711919) IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE POINT OF INTERSECTION OF THE WEST LINE OF CHICAGO AVENUE AND THE NORTH LINE OF MAIN STREET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 AND ITS EXTENSION, A DISTANCE OF 114.79 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 38 MINUTES 42 SECONDS MEASURED CLOCKWISE, SOUTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 4.73 FEET TO A POINT ON THE EXTERIOR FACE OF A SEVEN STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 900 CHICAGO AVENUE IN EVANSTON, ILLINOIS; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.30 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES: CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED DISTANCE OF 3.35 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.95 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.50 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.15 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.90 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 136.06 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 24.42 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 13.10 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.34 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 122.22 FEET TO THE POINT OF BEGINNING.

AND INCLUDING THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 34.20 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 41.42 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN BLOCK 1 IN GIBBS, LADD & GEORGES ADDITION TO EVANSTON, BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD COMPANY BY DEED RECORDED APRIL 29, 1886 AS DOCUMENT 711919) IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BEING ALSO THE POINT OF INTERSECTION OF THE WEST LINE OF CHICAGO AVENUE AND THE NORTH LINE OF MAIN STREET; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 AND ITS EXTENSION, A DISTANCE OF 114.79 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 38 MINUTES 42 SECONDS MEASURED CLOCKWISE, SOUTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 4.73 FEET TO A POINT ON THE EXTERIOR FACE OF A SEVEN STORY BRICK AND CONCRETE BLOCK BUILDING COMMONLY KNOWN AS 900 CHICAGO AVENUE IN EVANSTON, ILLINOIS; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 25.80 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCES: CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED DISTANCE OF 12.65 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.51 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.54 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 24.62 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.54 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.00 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.54 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 25.88 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.54 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.00 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 1.54 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED

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COURSE, A DISTANCE OF 25.60 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED
 COURSE, A DISTANCE OF 1.54 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED
 COURSE, A DISTANCE OF 2.00 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED
 COURSE, A DISTANCE OF 1.54 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED
 COURSE, A DISTANCE OF 25.50 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED
 COURSE, A DISTANCE OF 1.54 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED
 COURSE, A DISTANCE OF 2.00 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED
 COURSE, A DISTANCE OF 1.54 FEET; NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED
 COURSE, A DISTANCE OF 25.05 FEET; EAST AT RIGHT ANGLES TO THE LAST DESCRIBED
 COURSE, A DISTANCE OF 40.15 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED
 COURSE, A DISTANCE OF 13.25 FEET; WEST AT RIGHT ANGLES TO THE LAST DESCRIBED
 COURSE, A DISTANCE OF 25.17 FEET; SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED
 COURSE, A DISTANCE OF 122.80 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

Parcel 1:

Units G-1 through G-17 in the 900 Chicago Avenue Condominium as delineated on a survey of the following described real estate:

Lots 1 through 4, both inclusive in Block 1 in Gibbs, Ladd & George's Addition to Evanston, being a subdivision of a portion of the Northeast Quarter of Section 19, Township 41 North, Range 14 East of the Third Principal Meridian, (except that part taken for Chicago, Evanston & Lake Superior Rail Road Company by deed recorded April 29, 1886 as Document 711919), in Cook County, Illinois (except that parcel known as "Commercial Parcel" as set forth as an exception to the legal description attached to Condominium Declaration recorded as Document Number 0532127014); which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0532127014 together with its undivided percentage interest in the Common Elements, all in Cook County, Illinois.

Non-exclusive easement for ingress and egress to the public right of way for the benefit of the Unit Owners of Units G-1 through G-17 in the 900 Chicago Condominium, and other rights set forth in Declaration of Condominium Ownership recorded November 17, 2005 as Document Number 0532127014, as amended by Document Number 0601303084 on January 13, 2006, and re-recorded as Document Number 0613831096 on May 18, 2006, over and through the Common Elements as defined therein.

PARCEL 3:

Non-exclusive easement for ingress and egress to the public right of way for the benefit of the Commercial Parcels and other rights, set forth in Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded November 17, 2005 as Document Number 0532127013, over and through certain areas of the "Residential Property" as defined therein.

Commonly known as: 900 Chicago Commercial Property and parking spaces G1-G17, 900 Chicago Avenue, Evanston, Illinois

PINS:

Commercial Units:

11-19-213-029-0000

Parking Spaces:

G1 - 11-19-213-030-1146

G2 - 11-19-213-030-1147

G3 - 11-19-213-030-1148

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- G4 - 11-19-213-030-1149
- G5 - 11-19-213-030-1150
- G6 - 11-19-213-030-1151
- G7 - 11-19-213-030-1152
- G8 - 11-19-213-030-1153
- G9 - 11-19-213-030-1154
- G10 - 11-19-213-030-1155
- G11 - 11-19-213-030-1156
- G12 - 11-19-213-030-1157
- G13 - 11-19-213-030-1158
- G14 - 11-19-213-030-1159
- G15 - 11-19-213-030-1160
- G16 - 11-19-213-030-1161
- G17 - 11-19-213-030-1162

Property of Cook County Clerk's Office

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EXHIBIT B EXCEPTIONS TO TITLE

Permitted Encumbrances

1. Real estate taxes not yet due and payable.
2. This deed is subject to all rights, easements, covenants conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.
3. Easement Agreement dated December 18, 2003 by and between 900 Chicago LLC, an Illinois limited liability company and Greatbank a National Banking Association for the use of certain parking spaces at and on the property recorded December 31, 2003 as document no. 0336527134
4. Easement in favor of Comcast of Illinois IV, Inc. created by Grant recorded April 26, 2005.
5. Covenants and restrictions relating no part of the property shall be used as a financial institution, Bank, savings and loan, credit union, currency exchange or similar uses and no automatic teller machines ("ATMS") or similar operations shall be installed or used at the property contained in the document recorded December 31, 2003 as Document No. 0336527132.
6. Covenants and restrictions contained in the document recorded November 17, 2005 as Document No. 0532127013.
7. Covenants and restrictions, relating no part of the property shall be used Grantee, its successors or assigns, or any of their respective lessees, occupants or users of any property or any other person or entity as a financial institution, Bank, savings and loan, credit union, currency exchange or similar uses and no automatic teller machines ("ATMS") or similar operations shall be installed or used at the property contained in the document recorded September 11, 2002 as Document No. 0020997500
8. Covenants and restrictions, relating no part of the property shall be used by Grantee, its successors or assigns, or any of their respective lessees, occupants or users of any property or any other person or entity as a financial institution, Bank, savings and loan, credit union, currency exchange or similar uses and no automatic teller machines ("ATMS") or similar operations shall be installed or used at the property contained in the document recorded December 13, 2001 as Document No. 0022283954.

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STATEMENT BY GRANTOR AND GRANTEE

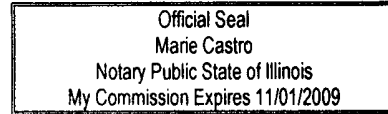
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: August 17, 2006

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this 17th day of August, 2006.

Notary Public [Handwritten Signature]



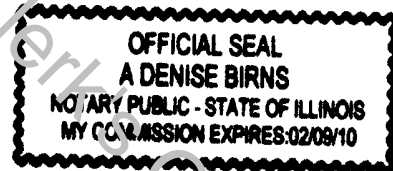
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: August 30, 2006

Signature: [Handwritten Signature], attorney
Grantee or Agent

Subscribed and sworn to before me this 30th day of August, 2006.

Notary Public A. Denise Birns



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)