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THIS DOCUMENT WAS PREPARED BY:

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225 West Wacker
Chicago, Illinois 60606
Attn: Michelle M. Montgomery, Esq.



Doc#: 0700233219 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/02/2007 11:25 AM Pg: 1 of 6

AFTER RECORDING MAIL TO:

Ghian Foreman
4554 S. Lake Park
Chicago, Illinois 60653

This is a **RECORDED & USE ONLY**

SPECIAL WARRANTY DEED

MAKTUB CHICAGO DEVELOPMENT, LLC, an Illinois limited liability company, having an address at c/o Lewis Bakeries, 500 N. Fulton Avenue, Evansville, Indiana (the "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **55TH & STATE REDEVELOPMENT LLC, an Illinois limited liability company** (the "Grantee"), whose mailing address is 4554 South Lake Park Avenue, Chicago, Illinois, the receipt and sufficiency of such consideration being hereby acknowledged, by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, CONVEY and CONFIRM unto Grantee that certain real property located in Cook County, Illinois described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Numbers:

20-10-308-001	20-10-308-005	20-10-308-009	20-10-308-013
20-10-308-002	20-10-308-006	20-10-308-010	20-10-308-014
20-10-308-003	20-10-308-007	20-10-308-011	20-10-308-015
20-10-308-004	20-10-308-008	20-10-308-012	

Address of Property: 40 East Garfield Boulevard, Chicago, IL

together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

Box 400-CTCC

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by its duly authorized manager, as of this 28th day of December, 2006.

GRANTOR:

MAKTUB CHICAGO DEVELOPMENT, LLC
An Illinois limited liability corporation

By: [Signature]
Name: Ghian Foreman
Title: Manager

Property of Cook County Clerk's Office

ACKNOWLEDGMENT

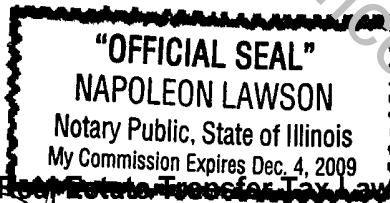
STATE OF Illinois §
 §
 §
COUNTY OF Cook §

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Rodger Lesh, personally known to me to be the Vice President of CHICAGO BAKING COMPANY, an Illinois corporation, appeared before me this day in person and acknowledged that by authority duly given he signed the foregoing instrument as his free act and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

WITNESS my hand and official seal this 28th day of December, 2006.

[Signature]
Notary Public

My Commission Expires: 12/4/2009



Exempt under provisions of Paragraph (E) 35 ILCS

200/31-45 of the Real Estate Transfer Tax Law

[Signature] Date: 12/28/06
Buyer, Seller or Representative

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EXHIBIT A

Legal description

LOTS 7 AND 8 IN ASSESSOR'S DIVISION OF THE NORTH 5 ACRES OF THE SOUTH 10 ACRES OF THE WEST 1/3 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO DESCRIBED AS FOLLOWS:

LOTS 7 AND 8 IN THE ASSESSOR'S DIVISION OF THE PART OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 7.50 CHAINS NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH, A DISTANCE OF 7.50 CHAINS; THENCE EAST, A DISTANCE OF 6.67 CHAINS; THENCE SOUTH, A DISTANCE OF 7.5 CHAINS; THENCE WEST TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; ALSO,

LOTS 15 TO 39, ALL INCLUSIVE, IN JOHN N. WHEELER'S SUBDIVISION OF 5 ACRES IN THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO DESCRIBED AS FOLLOWS:

LOTS 15 TO 39, ALL INCLUSIVE IN JOHN N. WHEELER'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO,

ALL OF THE VACATED NORTH/SOUTH 20 FOOT PUBLIC ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF AFORESAID LOT 8 AND WEST OF AND ADJOINING THE WEST LINE OF LOT 7 IN ASSESSOR'S DIVISION AND LYING EAST OF THE EAST LINE OF AFORESAID LOTS 27 TO 38, BOTH INCLUSIVE AND WEST OF THE WEST LINE OF AFORESAID LOTS 15 TO 26, BOTH INCLUSIVE IN JOHN N. WHEELER'S SUBDIVISION, VACATED BY ORDINANCE RECORDED DECEMBER 5, 1974 AS DOCUMENT 22925121, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

Permitted Encumbrances

1. General real estate taxes for the year 2006 and subsequent years.
2. Proceeding pending in Circuit Court as Case Number 06M1402050 filed November 2, 2006 by City of Chicago against Chicago Baking Company, an Illinois corporation, et al for building violation.
3. The following existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees:
 - (a) Lease dated July 19, 2002 with T-Mobile Central LLC as successor in interest to VoiceStream Wireless GSM I Operating Company, LLC.
 - (b) PCS Site Agreement dated August 25, 1995 with United States Cellular Operating Company of Chicago, L.L.C. as successor to Primeco Personal Communications, LP.
 - (c) License Agreement dated June 11, 1996 with SkyTel Corp.
 - (d) Lease dated September 26, 1995 with Cingular Wireless as successor in interest to AT&T Wireless PCS
4. Memorandum of Rooftop Lease and Option made by and between Chicago Baking Company AIC and VoiceStream Wireless GSM I Operating Company, LLC, a Delaware LLC recorded July 21, 2003 as Document 0320013050, demising the land for a term of five (5) years and will commence on the date as set forth in the lease, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through or under said lessee. Option is for a term of twelve (12) months after the effective date of the Lease, (as defined under the Lease). There is a right to extend for two (2) additional five (5) years and one (1) three (3) year term.
5. Easements to construct, operate, use, maintain, repair, relocate, replace, renew, and remove existing poles, crossarms, wires, cables, conduit, and other. Overhead equipment for the transmission and distribution of electric energy in, over, across and along the land together with the of access to said equipment as created by the grant to Commonwealth Edison Company recorded January 24, 1975 as Document 22973767. (Affects west 1/2 of vacated alley.)
6. Grant made by George C. Boyd and Edna Boyd, his wife, to the City of Chicago, dated October 6, 1930 and recorded October 30, 1930 as Document 10780792 of the right, privilege, and authority to construct a sewer upon and under a strip of land known as the South 5.00 feet of Lot 24, with the right of access thereto and to repair, maintain, clean, after, and operate and to regulate the connections therewith for and during such time as said sewer should be so used across said strip of land. (Affects south 5.00 feet of Lot 24.)
7. Grant of Easement to the Commonwealth Edison Company and its successors and assigns recorded January 24, 1975 as Document 22973767 granting a perpetual right, easement, permission and authority to construct, operate, use, maintain, repair, relocate, replace, renew and remove its existing poles, crossarms, wires, cables, conduit and other overhead equipment for the transmission and distribution of electric energy in, over, across and along the land with the

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right of ingress and egress to and from the land at all times for any and all such purposes.
(Affects the vacated North/South alley.)

8. The cyclone fence along the North line of the land is encroaching onto the property North of and adjoining by 2.03 feet at the West and diminishes to an encroachment of 1.06 feet where the fence terminates, according to Survey dated December 8, 1980 Order 80/10/16 B. Paul Lotz Registered Land Surveyor.
9. Rights of the municipality, State of Illinois, the public and adjoining owners in and to the North/South alley located East of the land and as indicated in the legal description.
10. Rights of the public or quasi-public utilities, if any, in the North/South alley located East of the land and as indicated in the legal description for maintenance therein of poles, conduits, sewers, etc.

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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: December 28, 2006

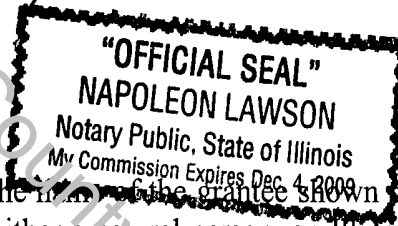
Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN to before me this 28th day of December, 2006.

[Signature]
Notary Public

My Commission Expires:

12/4/2009



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: December 28, 2006

Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 28th day of December, 2006.

[Signature]
Notary Public

My Commission Expires:

