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THIS INSTRUMENT WAS PREPARED BY:

Mary B. Koberstein, Esq.
Centrum Properties, Inc.
225 West Hubbard Street, 4th Floor
Chicago, IL 60610



Doc#: 0705733176 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/26/2007 01:49 PM Pg: 1 of 4

AFTER RECORDING RETURN TO:
Chicago and Larabie Garage, Inc.
c/o Rod Mourad
330 Ogden Avenue
Downers Grove, IL 60515

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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22nd day of FEBRUARY, 2007 between MW-CPAG Garage Holdings, L.L.C., a Delaware Limited Liability Company ("Grantor") created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, and Chicago and Larabie Garage, Inc., an Illinois corporation ("Grantee") 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, whose offices are located at 330 Ogden Avenue, Downers Grove, Illinois 60515, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 ---- (\$10.00) ---- Dollars and other good and valuable consideration, in hand paid, and pursuant to proper authority, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to and to its heirs and assigns FOREVER, , all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

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 Grantor, either in 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 above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

[INTENTIONALLY LEFT BLANK]

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

Box 400-CTCC

2-22-07
DATE

[Signature]
BUYER, SELLER OR REPRESENTATIVE

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IN WITNESS WHEREOF, said Grantor has caused this instrument to be duly executed and delivered by its duly authorized officer, as of the date and year first above written.

GRANTOR:

MW-CPAG Garage Holdings, L.L.C.
a Delaware limited liability company

By: AG-MW Garage Manager, Inc.
a Delaware corporation, its Manager

By: Andrew L Jacobs
Name: ANDREW JACOBS
Title: VICE PRESIDENT

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	FEB. 23. 07	08300.00
	# 0000037014	# FP 103024
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

State of ILLINOIS)
County of COOK)ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that personally known to me to be the Vice President of AG MW Garage Manager, Inc., the Manager of MW-CPAG Garage Holdings, L.L.C., a Delaware limited liability company, and personally known to me to be the same person whose name is are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President being duly authorized, signed and delivered said instrument as her/his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of February 2007.

Commission expires 20

Margaret Hicks
NOTARY PUBLIC



SEND SUBSEQUENT TAX BILLS TO:

Chicago & Laramie Garage, Inc.
c/o Rod Mowbray
330 CADDEN AVENUE
DUNKER'S GROVE IL 60515

COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSFER TAX
	FEB. 23. 07	04150.00
	# 000005042	# FP 103022
	REVENUE STAMP	

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Exhibit A

Legal Description

THAT PART OF PETER HUGEL'S SUBDIVISION AND OF J. L. WILSON'S ADDITION, BEING A SUBDIVISION OF LOT 11 IN SAID PETER HUGEL'S SUBDIVISION AND OF MACKUBIN'S SUBDIVISION, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF NORTH LARRABEE STREET AT A POINT WHICH IS 409 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 10 IN J. L. WILSON'S ADDITION AFORESAID AND THE NORTHEAST CORNER OF SAID NORTH LARRABEE STREET AND WEST CHICAGO AVENUE AND RUNNING; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 120.37 FEET TO A POINT WHICH IS 8 FEET MEASURED PERPENDICULARLY EAST FROM THE EAST LINE OF NORTH LARRABEE STREET AFORESAID AND THE WEST LINE OF LOT 12 IN PETER HUGEL'S SUBDIVISION AFORESAID; THENCE SOUTH ALONG A LINE WHICH IS 8 FEET MEASURED PERPENDICULARLY EAST FROM AND PARALLEL WITH THE EAST LINE OF NORTH LARRABEE STREET AFORESAID A DISTANCE OF 171.80 FEET TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE EAST ALONG A STRAIGHT LINE WHICH FORMS THE CLOCKWISE ANGLE OF 90 DEGREES 34 MINUTES 39 SECONDS, FROM NORTH TO EAST, WITH THE LAST DESCRIBED LINE, A DISTANCE OF 23.64 FEET TO A POINT; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 1.59 FEET TO A POINT ON THE CENTER LINE OF AN EXISTING EXPANSION JOINT; THENCE EAST ALONG A STRAIGHT LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, BEING THE CENTER LINE OF AN EXISTING EXPANSION JOINT, A DISTANCE OF 95.34 FEET TO THE POINT OF INTERSECTION OF SAID STRAIGHT LINE WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE ALLEY AS SHOWN BY THE PLAT OF SAID ALLEY RECORDED ON SEPTEMBER 22, 1910, AS DOCUMENT 4630739; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG SAID WEST LINE OF THE ALLEY AS SHOWN BY THE PLAT OF SAID ALLEY RECORDED ON SEPTEMBER 22, 1910, AS DOCUMENT 4630739, A DISTANCE OF 2.84 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE OF THE ALLEY WITH THE NORTH LINE OF LOT 6 IN PETER HUGEL'S SUBDIVISION AFORESAID, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF A PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN PETER HUGEL'S SUBDIVISION AFORESAID; THENCE EAST ALONG SAID SOUTH LINE OF A PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN PETER HUGEL'S SUBDIVISION, A DISTANCE OF 143.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 IN PETER HUGEL'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 IN PETER HUGEL'S SUBDIVISION, BEING ALSO THE WEST LINE OF NORTH CAMBRIDGE STREET, A DISTANCE OF 122.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID SOUTHEAST CORNER OF LOT 1 BEING ALSO A POINT ON THE NORTH LINE OF WEST CHICAGO AVENUE; THENCE WEST ALONG THE NORTH LINE OF WEST CHICAGO AVENUE, A DISTANCE OF 198.15 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, TANGENT TO THE LAST DESCRIBED LINE, WITH A RADIUS OF 65 FEET, AN ARC DISTANCE OF 101.24 FEET TO A POINT OF TANGENCY ON A LINE 8 FEET EAST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF NORTH LARRABEE STREET; THENCE NORTH ALONG SAID LINE 8 FEET EAST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF NORTH LARRABEE STREET, A DISTANCE OF 53.06 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs: 17-04-324-098 and 17-04-324-080 (part of)
Common Address: 530 West Chicago Avenue, Chicago, Illinois

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Exhibit B
Permitted Exceptions

1. Real Estate taxes not yet due and payable.
2. Tax Parcel Division and Reproration Agreement recorded with the Cook County Recorder on December 20, 2005 as Document No. 535435261
3. Declaration of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded with the Cook County Recorder on December 20, 2005 as Document 0535435262
4. First Amendment to Declaration of Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded with the Cook County Recorder on 2-26-2007 as Document 0705733175

Property of Cook County Clerk's Office