

8336000 D-1 JFagan

CVS
K2

UNOFFICIAL COPY



Doc#: 0708541127 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/26/2007 02:46 PM Pg: 1 of 5

Prepared By and
When Recorded Return to:
Liechty & McGinnis, P.C.
7502 Greenville Avenue, Suite 750
Dallas, Texas 75231
Attn: Lorne O. Liechty, Esq.

Name and Address of Taxpayer:
CVS Corporation
One CVS Drive
Woonsocket, Rhode Island 02385
Attn: Property Administration Dept.
Store No. 8732

Property of CVS Corporation
Cook County Clerk's Office

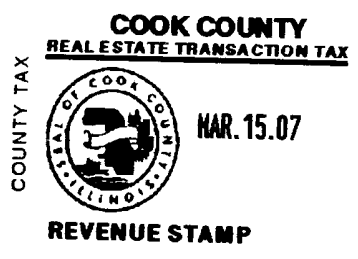
SPECIAL WARRANTY DEED
(FEE)

HIGHLAND PARK CVS, L.L.C., an Illinois limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid to Grantor by **SCP 2006-C23-025 LLC**, a Delaware limited liability company ("Grantee"), whose mailing address is c/o Affordable Housing, LLC, 190 North 10th Street, Suite 307, Brooklyn, New York 11211, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto Grantee that certain tract of real property located in Cook County, Illinois, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all easements, rights, interests and appurtenances appertaining thereto, and any and all of the buildings, improvements and fixtures located thereon (said real property, together with any and all of the related buildings, improvements, fixtures, easements, rights, interests and appurtenances belonging or appertaining thereto, being herein collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever, subject to the matters herein stated; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the warranty of Grantor herein contained are subject to those matters set forth in Exhibit B attached hereto and made a part hereof.

City of Chicago
Dept. of Revenue
498926
Real Estate
Transfer Stamp
\$72,971.25
03/26/2007 10:22 Batch 07289 80

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]



REAL ESTATE TRANSFER TAX
04864.75
FP 103042



REAL ESTATE TRANSFER TAX
02029.50
FP 103037

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 15th day of November, 2006.

GRANTOR:

HIGHLAND PARK CVS, L.L.C.,
an Illinois limited liability company

By: *Robert T. Marcello*
Robert T. Marcello, Vice President

STATE OF RHODE ISLAND §
§
§ ss.
COUNTY OF PROVIDENCE §

I, *Mary Alice Kleiber* a Notary Public in and for the State and County aforesaid, hereby certify that on this day personally appeared Robert T. Marcello, known to me to be the person whose name is subscribed to the foregoing instrument dated as of November __, 2006, who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of October 2006.

Mary Alice Kleiber
Notary Public
Mary Alice Kleiber
Notary Public
State of Rhode Island

[Notarial Seal]

My Commission Expires: 03/07/2008



STATE TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

MAR 14 07

0770000

FP 103037

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

000008934

UNOFFICIAL COPY

EXHIBIT A

Legal Description

Permanent Index Number: _____

Common Address of Property: 2053 N Milwaukee Avenue
Chicago, Illinois

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Store No. 8732
Chicago, IL

EXHIBIT A

LEGAL DESCRIPTION

Lots 21 to 35, inclusive, and the vacated alley lying between Lots 21 to 34, inclusive, and Lot 35, all in Owner's Subdivision of all that part of Lot 7 lying West of the East line of Powell Avenue and East of the East line of North Maplewood Avenue in Circuit Court Partition of that part of the East half of the Northeast quarter (North of Milwaukee Avenue); in Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

Lots 40, 41, 42, 43, 44, 48 and 52 (Except the East 16.00 feet of said Lot 52 dedicated as a Public Alley according to City Ordinance passed June 9, 1977) in Woods Subdivision of the West 10 acres of Lot 6 in the Circuit Court Partition of 63.22 acres in Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

ALSO

The 14 foot wide North and South Public Alley adjacent to Lots 40 through 44 and Lot 48 in Woods Subdivision vacated by City Ordinance passed June 9, 1977 and the 16 foot wide East and West public Alley adjacent to Lots 44 and 48 and part of Lot 52 in Woods Subdivision and Lots 34 and 35 in Owner's Subdivision vacated by City Ordinance passed June 9, 1977, in Cook County, Illinois

APN: 13-36-225-001; 002; 003; 004; 005; 006; 007; 047

UNOFFICIAL COPY

Store No. 8732
Chicago, IL

EXHIBIT B

PERMITTED EXCEPTIONS

1. Easement in favor of the Commonwealth Edison Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Grant recorded as Document No. 25425772. (Affects the 14 foot and the 16 foot wide vacated alleys)

Property of Cook County Clerk's Office