

SPECIAL WARRANTY DEED

UNOFFICIAL COPY



Doc#: 0709441063 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/04/2007 12:36 PM Pg: 1 of 4

Carlow Properties, LLC and Carlow Properties, LLC, Series II, a Delaware limited liability company ("Grantor"), for and in consideration of TEN AND NO/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, SELL, REMISE, RELEASE AND CONVEY to:

5034-5046 S. Woodlawn, LLC,
a Delaware limited liability company,

whose address is:

32 North Dean Street, Second Floor
Englewood, New Jersey 07631

(the "Grantee"), and to its successors and assigns FOREVER, the following real property situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY REFERENCE.

THIS IS NOT HOMESTEAD PROPERTY

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

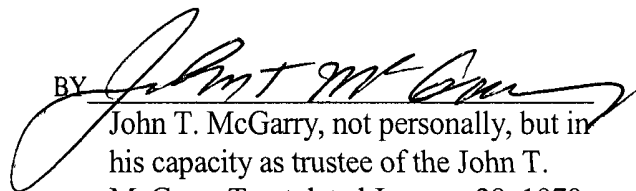
And Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged except as herein recited; and it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under them, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

Permanent Real Estate Index Number: 20-11-116-033-0000
20-11-116-034-0000

Address of Real Estate: 5034-5046 S. Woodlawn
Chicago, IL 60615

In Witness Whereof, said Grantor has caused its name to be signed this 29th day of March, 2007.

CARLOW PROPERTIES, LLC and
CARLOW PROPERTIES, LLC, SERIES II

BY 
John T. McGarry, not personally, but in
his capacity as trustee of the John T.
McGarry Trust dated January 29, 1979,
Manager

8371116-02 DGI 1 OF 1 ALL

PROPERTY OF COOK COUNTY RECORDER'S OFFICE

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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 John T. McGarry, not personally, but in his capacity as trustee of the John T. McGarry Trust dated January 29, 1979, Manager of Carlow Properties, LLC and Carlow Properties, LLC, Series II, and 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 as such Trustee, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of March, 2007



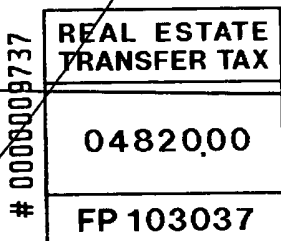
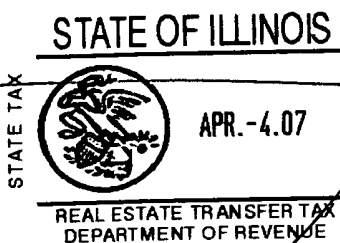
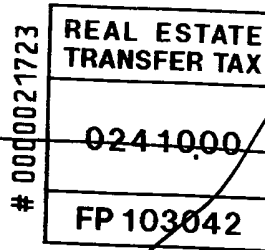
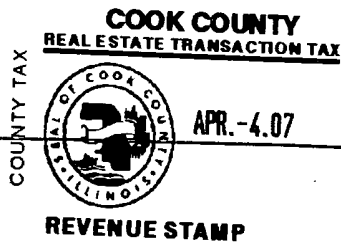
Patricia J Lane
Notary Public

Commission expires: _____

PREPARED BY: Jay L. Statland
Statland & Valley
221 N. LaSalle Street
Suite 764
Chicago, IL 60601

MAIL TO: Patrick A. Scheiderer
Baker & Daniels LLP
111 E. Wayne St., Suite 800
Fort Wayne, IN 46802

SEND SUBSEQUENT TAX BILLS TO: MAC Property Management
32 North Dean St., Second Floor
Englewood, NJ 07631



City of Chicago
Dept. of Revenue
500898
04/04/2007 10:11 Batch 07295 30
Real Estate Transfer Stamp
\$36,150.00

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EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 43 1/2 FEET OF THE EAST 271 FEET OF LOT 5 IN BLOCK 17 AND THE NORTH 60 FEET OF LOT 1 AND THE NORTH 60 FEET OF THE EAST 1/2 OF VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 1 IN NUTT AND MIDDLETON'S SUBDIVISION OF LOTS 7, 8, 9 AND 10 IN SAID BLOCK 17 IN LYMAN, LARNED AND WOODBRIDGE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of tenants in possession under unrecorded Leases;
2. All building or zoning ordinances;
3. Easements for public utilities;
4. Drainage ditches, feeders, laterals and drain tile, pipe or other conduit;
5. Party wall rights and agreements;
6. Covenants, conditions and restrictions of record;
7. Notice of Landmark Designation Kenwood District recorded October 19, 1998 as Document Number 98936934.
8. Preservation Easement recorded March 14, 2005 as Document Number 0507339055 made by and between Carlow Properties, LLC, Series II, a Delaware limited liability company, and Landmarks Preservation Council of Illinois, a not for profit corporation and the terms and provisions contained therein.
9. Agreement dated June 28, 1943 and recorded June 29, 1943 as Document 13099819, between Canterbury Building Corporation, a corporation of Illinois, and Kendall Building Corporation, a corporation of Illinois, that the North 4 feet 4 inches of the land shall be left open, vacant and unobstructed and shall be maintained as a driveway in conjunction with the 4 feet 9 and 1/8 inches immediately North and adjoining such 4 foot 4 inch strip so long as the buildings erected on the land and the land North and adjoining, or either of them, remain standing thereon.
10. Encroachment of the chain link fence located mainly on the land onto the property West and adjoining by undisclosed amounts, as shown on Plat of Survey made by Moradi Multi Dimensions Consulting Engineers, Number 036-07, dated January 25, 2007.
11. Unrecorded easement in favor of public and quasi-public utility companies for the right to maintain and repair overhead wires, together with the right of access thereto as disclosed by Plat of Survey made by Moradi Multi Dimensions Consulting Engineers, Number 036-07, dated January 25, 2007.
12. General real estate taxes for 2006 second installment and subsequent years.