

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

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



Doc#: 0711333022 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/23/2007 07:39 AM Pg: 1 of 7

AFTER RECORDING RETURN TO:
Phillip Grossman
8707 North Skokie Boulevard, Suite 103
Skokie, Illinois 60077

8359988022

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 17th day of April, 2007, between Kennedy Plaza BK, L.L.C., an Illinois limited liability company, as to an undivided 57.74% interest, and Kennedy Plaza RL, L.L.C. an Illinois limited liability company as to an undivided 42.26% interest, as tenants in common (collectively, "Grantor"), having an address of c/o Centrum Properties, Inc., 225 West Hubbard Street, 4th Floor, Chicago, Illinois 60610, and Wolf Road Plaza, LLC, an Illinois limited liability company ("Grantee") created and existing under and by virtue of the laws of the State of Illinois whose offices are located at 4044 N. Ravenswood, Chicago, IL 60613

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 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.

2/8

Box 400-CTCC

UNOFFICIAL COPY

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.

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000007388 APR. 19.07	REAL ESTATE TRANSFER TAX
	0712100		
	FP 103024		


GRANTOR:

Kennedy Plaza BK, L.L.C.,
an Illinois limited liability company

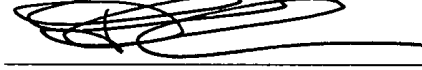
By: 

Name: John McLinden

Title: One of its Managers

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY	# 0000005425 APR. 19.07	REAL ESTATE TRANSFER TAX
	0353050		
	FP 103022		

Kennedy Plaza RL, L.L.C.,
an Illinois limited liability company

By: 

Name: John McLinden

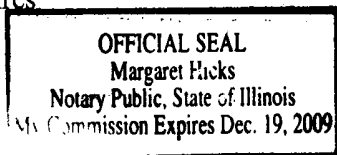
Title: One of its Managers

State of Illinois)
)ss.
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that John McLinden personally known to me to be one of the Managers of Kennedy Plaza BK, L.L.C., an Illinois limited liability company (the "Company"), 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 Manager of said Company, being duly authorized, he signed and delivered this instrument as his free and voluntary act, and the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of April, 2007.

Commission expires _____ 20__



Margaret Facks
NOTARY PUBLIC

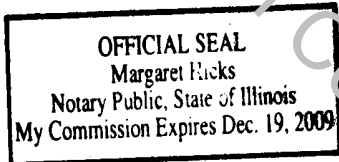
UNOFFICIAL COPY

State of Illinois)
)ss.
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that John Mulender personally known to me to be one of the Managers of Kennedy Plaza RL, L.L.C., an Illinois limited liability company (the "Company"), 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 Manager of said Company, being duly authorized, he signed and delivered this instrument as his free and voluntary act, and the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of April, 2007.

Commission expires _____ 20____



Margaret Hicks
NOTARY PUBLIC

SEND SUBSEQUENT TAX BILLS TO:

HAYES PROPERTIES
4043 N. RAVENSWOOD
CHICAGO, ILLINOIS 60613

CITY OF CHICAGO

CITY TAX



APR 19 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000004968

REAL ESTATE TRANSFER TAX
5340750
FP 103023

UNOFFICIAL COPY

Exhibit A

Legal Description

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23,
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH KIMBALL AVENUE AND THE NORTH LINE OF WEST BELMONT AVENUE; THENCE EAST ALONG THE SAID NORTH LINE, A DISTANCE OF 592.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 96.00 FT; THENCE NORTHEASTERLY ON AN ANGLE 30 DEGREES, 00 MINUTE, 00 SECOND MEASURED FROM NORTH TO EAST, A DISTANCE OF 48.00 FEET; THENCE NORTH, PERPENDICULAR TO THE NORTH LINE OF BELMONT AVENUE, A DISTANCE OF 94.16 FEET TO THE SOUTHERLY LINE OF THE NORTHWEST EXPRESSWAY; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE TO A POINT 765.97 FEET EAST OF NORTH KIMBALL AVENUE AND 106.05 FEET NORTH OF SAID NORTH LINE OF WEST BELMONT AVENUE; THENCE SOUTH, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 36.05 FEET; THENCE SOUTHEASTERLY, A DISTANCE OF 106.50 FEET TO A POINT IN THE NORTH LINE OF WEST BELMONT AVENUE, 845.97 FEET EAST OF THE EAST LINE OF NORTH KIMBALL AVENUE; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 253.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 13-23-410-030-0000

Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit B

Permitted Exceptions

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. RIGHTS OF BANK OF AMERICA UNDER UNRECORDED LEASE.
3. MATTERS DISCLOSED BY SURVEY PREPARED BY B.H. SUHR DATED MARCH 26, 2007 ORDER NO. 07-90-B.
4. DECLARATION OF RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS, BY AND BETWEEN KENNEDY PLAZA BK, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY AND KENNEDY PLAZA RL, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, DATED MARCH 30, 2007 RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON APRIL 13, 2007 AS DOCUMENT NO. 071342139.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of Illinois)
) ss.
 County of Cook)

John McLinden, a Manager, being duly sworn on oath, states that his address is c/o Centrum Properties, Inc., 225 West Hubbard Street, 4th Floor, Chicago, Illinois 60610. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:


1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 - OR -
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.


UNOFFICIAL COPY

Affiant further state that makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Kennedy Plaza BK, L.L.C.,
an Illinois limited liability company

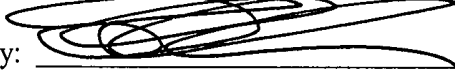
By: 
John McLinden, a Manager

SUBSCRIBED and SWORN to before me
this 17th day of April, 2007.

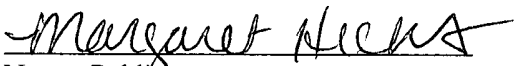

Notary Public

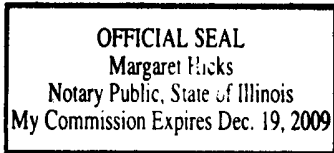


Kennedy Plaza RL, L.L.C.,
an Illinois limited liability company

By: 
John McLinden, a Manager

SUBSCRIBED and SWORN to before me
this 17th day of April, 2007.


Notary Public



Property of Cook County Clerk's Office