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0711733159

Doc#: 0711733159 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/27/2007 01:35 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made this ^{25th} day of April, 2007, between Orchard Place L.L.C., an Illinois corporation, party of the first part, and,

120 Orchard LLC as to an undivided 30% interest, 427 Orchard LLC as to an undivided 58.62% interest, and FT Orchard LLC as to an undivided 11.38% interest, 55 W. Jackson Boulevard, Fifth Floor, Chicago, Illinois 60604, as tenants in common,

parties of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE AND CONVEY unto the parties of the second part, and to their successors and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

[Legal description is attached hereto as Exhibit "A" and made a part hereof]

Together with all 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 party of the first part, either in law or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 and subject to the matters set forth on Exhibit "B" attached hereto; and that herein recited; and that the said party of the first part WILL WARRANT AND DEFEND the premises against all persons claiming by, through or under the party of the first part, but not otherwise.

Permanent Index Number: 10-16-206-049

Address of Real Estate: 4801 Golf Road, Skokie, Illinois 60077

VILLAGE OF SKOKIE, ILLINOIS
~~Economic Development Tax~~
Skokie Code Chapter 98
Paid: \$10500
Skokie Office 04/18/07

Box 400-CTCC

STATE TAX	STATE OF ILLINOIS	# 0000007444	REAL ESTATE TRANSFER TAX
			00455.00
	APR. 26. 07		FP 103024
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			

COUNTY TAX	COOK COUNTY	# 0000005481	REAL ESTATE TRANSFER TAX
			00227.50
	APR. 26. 07		FP 103022
REVENUE STAMP			

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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

LOT 2 IN ORCHARD PLACE RESUBDIVISION, BEING A RESUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

EASEMENT FOR INGRESS, EGRESS AND PARKING OVER ALL COMMON AREAS AS SET FORTH IN THE DECLARATION OF COVENANTS RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 96718369.

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EXHIBIT "B"
EXCEPTIONS TO WARRANTY OF TITLE

1. General real estate taxes for 2006 and subsequent years.
2. Covenants, conditions, restrictions and easements of record.
3. Rights of tenants under leases.
4. Mortgage and Security Agreement dated March 30, 2007 and recorded April 6, 2007 as Document 0709602210 made by Orchard Place Retail, L.L.C. and Orchard Place L.L.C. to JPMorgan Chase Bank, N.A. to secure a Note for \$35,000,000.
5. Assignment of Leases and Rents dated March 30, 2007 and recorded April 6, 2007 as Document 0709602211 made by Orchard Place Retail, L.L.C. and Orchard Place L.L.C. to JPMorgan Chase Bank, N.A.

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