

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25th day of April, 2007, between Orchard Place Retail, 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 thereto 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: 10-16-206-048

Adress of Real Estate: 4849 Golf Road, Skokie, Illinois 60077

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 98
Paid: \$109950
Skokie Office 04/18/07

Box 400-CTCC

STATE TAX	STATE OF ILLINOIS	# 0000007445	REAL ESTATE TRANSFER TAX
	APR. 26. 07		04695.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000005482	REAL ESTATE TRANSFER TAX
	APR. 26. 07		02347.50
REVENUE STAMP			FP 103022

8364811 D2526 2085

4/g

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused this Special Warranty Deed to be executed as of the day and year first above written.

Orchard Place Retail, L.L.C.

By: Orchard Place Retail, Inc., its Manager

By: Mitchell Saywitz
Its: President

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mitchell Saywitz, as President of Orchard Place Retail,, an Illinois corporation, Manager of Orchard Place Retail, L.L.C., an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of said corporation, appeared before me this day and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25th day of April, 2007.

Charles E. Alexander
Notary Public



This instrument was prepared by:

Charles E. Alexander
40 Skokie Boulevard
Suite 630
Northbrook, Illinois 60062

After recording return to:

Arnold Weinberg
Much Shelist
191 N. Wacker Drive, Suite 1800
Chicago, Illinois 60606

UNOFFICIAL COPY

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

LOT 1 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 06718369.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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.

Property of Cook County Clerk's Office