

MTC 207 2676



Doc#: 0714215056 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/22/2007 10:38 AM Pg: 1 of 5

WARRANTY DEED

THE GRANTOR **2033 THC LLC, an Illinois Limited Liability Company**, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid conveys and warrants to:

BLUESTONE LAND COMPANY LLC, an Illinois limited liability company, c/o Mark R. Ordower, 333 S. Desplaines, Suite 207, Chicago, Illinois 60661, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index No.: 17-22-314-024-0000 and 17-22-314-028-0000

Address: 2001 thru 2027 S. Indiana, Chicago, IL 60616

This conveyance is expressly subject to and subordinate to certain mortgages in favor of Bridgeview Bank and Trust dated January 13, 2005 and November 18, 2005 and recorded as Document Nos. 0502702088 and 0532219073, respectively.

Part of the property conveyed by this Deed consists of a portion of a development site upon which a building is being constructed that will contain two (2) 5-story residential towers and a one-story ground floor building that contains commercial space. This Deed conveys vacant land to the north of the development site and also conveys those portions of the building that will be dedicated to commercial uses. That portion of the proposed commercial space which is located under the north residential tower that will bear the address of 2025 S. Indiana Avenue, Chicago, Illinois, is not completed, and an accurate survey cannot be made at this time. Once the construction has been sufficiently completed such that an accurate survey can be made of the premises, an instrument will be recorded clarifying this deed to reflect the exact premises conveyed. This deed also conveys all rights to the property above the horizontal plane described on the attached legal description (Air Rights) and also conveys all rights and benefits arising under the Agreement of Covenants and Restrictions recorded as Document No. 0632645015 and any and all excess development rights not already utilized by the construction performed by Grantee including rights to floor area ratio and maximum number of dwelling units..

Dated: April 30, 2007

Exempt under provisions of Paragraph 3, Section 4. Real Estate Transfer Tax Act.

5/21/07
[Signature] Date
[Signature] Representative

2033 THC LLC, an Illinois limited liability company

By: [Signature]
Mark R. Ordower, One of its Managers

This Instrument prepared by: Mark Ordower, 333 S. Desplaines, #207, Chicago, IL 60661

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LEGAL DESCRIPTION

THE FOLLOWING PARCELS 1 AND 2 TAKEN AS A TRACT:

PARCEL 1: LOTS 1, 2, 3 AND 4 (EXCEPT THE WEST 34.0 FEET THEREOF) IN CHARLES BUSBY'S SUBDIVISION OF LOTS 6 AND 7 IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 10, 11, 14, 15 AND 18 IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE SOUTH TOWER CONDO PORTION 2035 AND THE NORTH TOWER CONDO PORTION 2025 TAKEN AS A TRACT:

(SOUTH TOWER CONDO PORTION 2035)

THAT PART OF LOTS 10, 11, 14 15 AND 18 (EXCEPT THE WEST 34.0 FEET OF SAID LOTS TAKEN FOR WIDENING S. INDIANA AVENUE) TAKEN AS A SINGLE TRACT OF LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +32.85 FEET AND IS BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH $00^{\circ}-01'-04''$ EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 65.31 FEET TO THE PLACE OF BEGINNING (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF S. INDIANA AVENUE AS WIDENED); THENCE CONTINUING NORTH $00^{\circ}-01'-04''$ EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 66.19 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 106.88 FEET; THENCE NORTH $00^{\circ}-00'-00''$ EAST, 0.54 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 36.76 FEET; THENCE SOUTH $00^{\circ}-00'-31''$ WEST, 131.67 FEET TO THE SOUTH LINE OF SAID TRACT (THE SOUTH LINE OF SAID TRACT ALSO BEING THE NORTH LINE OF E 21ST STREET); THENCE SOUTH $89^{\circ}-51'-09''$ WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF, 103.56 FEET; THENCE NORTH $00^{\circ}-00'-00''$ EAST, 19.60 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 18.0 FEET; THENCE NORTH $00^{\circ}-00'-00''$ EAST, 47.43 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 5.80 FEET; THENCE SOUTH $00^{\circ}-00'-00''$ WEST, 3.68 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 10.83 FEET; THENCE NORTH $00^{\circ}-00'-00''$ EAST, 1.86 FEET; THENCE NORTH $90^{\circ}-00'-00''$ WEST, 5.45 FEET TO THE PLACE OF BEGINNING, TOGETHER WITH THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +32.85 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +106.0 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH $00^{\circ}-01'-04''$ EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 128.0 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ EAST, 143.64 FEET; THENCE SOUTH $00^{\circ}-00'-31''$ WEST, 127.63 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH $89^{\circ}-51'-09''$ WEST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 143.66 FEET TO THE PLACE OF BEGINNING, ALL IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

(NORTH TOWER CONDO PORTION 2025):

THOSE PARTS OF LOTS 10 (EXCEPT THE NORTH 11.38 FEET THEREOF), 11, 14, 15 AND 18 TAKEN AS A SINGLE TRACT OF LAND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +106.0 FEET CHICAGO CITY DATUM

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EXCEPTING FROM SAID TRACT THE SOUTH 128.0 FEET THEREOF AND ALSO EXCEPTING THEREFROM THOSE PARTS OF THE WEST 20.0 FEET OF LOTS 10 AND 11 AND THE WEST 20.0 FEET OF THE NORTH 27.0 FEET OF LOT 14 WHICH LIE BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 32.85 FEET CHICAGO CITY DATUM

ALL IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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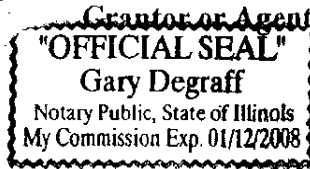
STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his Agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5/02, 20 07

Signature: _____

Subscribed and sworn to before me
by the said _____
this 22 day of May, 20 07
Notary Public _____

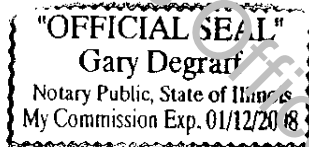


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5/02, 20 07

Signature: _____

Subscribed and sworn to before me
by the said _____
this 22 day of May, 20 07
Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)