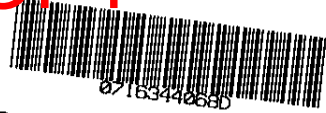


UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0716344068 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/12/2007 03:53 PM Pg: 1 of 5

THIS INDENTURE, made this 7th day of June, 2007, between **E.K. CALUMET CITY, L.L.C.**, a limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **1727-37 EAST-WEST ROAD HOLDINGS, LLC**, a Maryland limited liability company of Washington, D.C., party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the part of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see legal description set forth on Exhibit A attached hereto).

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 party of the first part, either in law or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said real estate as described on Exhibit A attached hereto, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the said party of the first part hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

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 or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to: the matters set forth on Exhibit B attached hereto and made a part hereof.

THE PARTY OF THE FIRST PART AND THE PARTY OF THE SECOND PART (BY ITS ACCEPTANCE HEREOF) ACKNOWLEDGE THAT IT IS EXPRESSLY INTENDED AND AGREED THAT THE LIEN AND SECURITY INTEREST GRANTED BY THE PARTY OF THE FIRST PART TO MORGAN GUARANTY TRUST COMPANY OF NEW YORK PURSUANT TO (I) THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT DATED AS OF JULY 23, 1997 AND RECORDED ON JULY 24, 1997 IN THE COOK COUNTY, ILLINOIS RECORDER'S OFFICE AS DOCUMENT NO. 97537139 AND (II) THAT CERTAIN AMENDMENT OF LEASES AND RENTS DATED AS OF JULY 23, 1997 AND RECORDED ON JULY 24, 1997 IN THE COOK COUNTY, ILLINOIS RECORDER'S OFFICE AS DOCUMENT NO. 97537733, SHALL REMAIN IN FULL FORCE AND EFFECT AND SHALL NOT MERGE WITH THE INTEREST ACQUIRED HEREUNDER, BUT SHALL REMAIN A SEPARATE, DISTINCT AND CONTINUING LIENS AND SECURITY INTERESTS AS THEREIN PROVIDED.

Permanent Real Estate Index Number: 29-24-200-068-0000

Address of Real Estate: 1727-37 East-West Road, Calumet City, Illinois 60409

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Member the day and year first above written.

E.K. CALUMET CITY, L.L.C., an Illinois limited liability company

By: E.K. Limited Partnership, an Illinois limited partnership, a Member

By: GLP Calumet City, L.L.C., an Illinois limited liability company, its general partner

By: [Signature]
Name: Eugene Moore
Title: Member

REAL ESTATE TRANSFER TAX

34700 exempt
6-12-07
Calumet City • City of Homes \$ exempt

CA 275155 10F 2 DEC

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STATE OF ILLINOIS

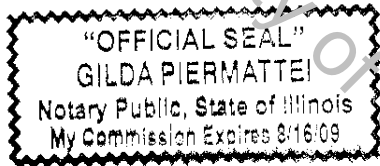
COUNTY OF

Will Page)
) ss.

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Erigne Forto, personally known to be a member of GLP Calumet City, L.L.C., an Illinois limited liability company, general partner of E.K. Limited Partnership, an Illinois limited partnership, a member of E.K. Calumet City, L.L.C., an Illinois limited liability company, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his own free and voluntary act of said entity, for the uses and purposes therein set forth.

Witness my hand in Notarial Seal this 5th day of June, 2007.



Gilda Piermattei
Notary Public

This instrument was prepared by:

Jerrold M. Peven, Esq.
Schwartz Cooper Chartered
180 North LaSalle Street, Suite 2700
Chicago, Illinois 60601

AFTER RECORDING MAIL TO:

Jerrold M. Peven, Esq.
Schwartz Cooper Chartered
180 North LaSalle Street, Suite 2700
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Michael J. McGregor, Vice President
(Name)
CWCapital Asset Management LLC
11200 Rockville Pike, Suite 400
(Address)
Rockville, Maryland 20852
(City, State and Zip)

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EXHIBIT B

Permitted Exceptions

1. General real estate taxes which are not yet due and payable for calendar year 2006 and subsequent years.
2. The rights of all persons claiming by, through or under the party of the second part.
3. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the party of the second part.
4. Mortgage dated July 23, 1997 and recorded July 24, 1997 as document 97537139, made by E. K. Calumet City L.L.C., to Morgan Guaranty Trust Company of New York, to secure an indebtedness in the amount of \$1,700,000.00, and the terms and conditions thereof.
Assigned to State Street Bank and Trust Co. as Trustee for J.P. Morgan Commercial Mortgage Finance Corp., Mortgage Pass-Through Certificates, Series 1998 C6 by document 98422230.
5. Assignment of Rents made by E. K. Calumet City L.L.C. to Morgan Guaranty Trust Company of New York recorded July 24, 1997 as document 97537140.
6. A financing statement recorded June 26, 2002 as 0520708630 of Official Records.
Debtor: E.K. Calumet City L.L.C.
Secured party: State Street Bank and Trust Co. as Trustee for J.P. Morgan Commercial Mortgage Finance Corp., Mortgage Pass-Through Certificates, Series 1998 C6
Continuation filed as document 0708256049
7. Terms, provisions and conditions of an ordinance establishing Special Service Area 1998-1 of the City of Calumet recorded February 25, 1999 as document 99185337.
8. Conditions, covenants and restrictions contained in deed recorded August 12, 1992 as document 92598894 relating to use, improvements on the land, maintenance of the land and the terms and provisions thereof.
9. Terms, conditions and provisions of the document creating the easement described in Exhibit P attached to this Deed, together with the rights of the adjoining owners in and to the concurrent use of said easement.
10. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, their successors and assigns, to install, maintain, repair and operate their equipment together with right of access thereto as contained in grant recorded December 28, 1993 as document 03068261 and the terms and provisions contained therein.
11. Encroachment of one story building located onto the land west and adjoining by a maximum of .22 feet west of the west line of the subject property as delineated on survey by Glen D. Krisch dated June 24, 1997.
12. Rights of tenants in possession, as tenants only, with no option to purchase or right of first refusal.
13. Proceedings in case 07CH3451 to foreclose the Mortgage recorded as document 97537139.

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EXHIBIT A

Legal Description

Parcel 1:

Lot 5 in Oakview Shopping Center Subdivision, being a part of the northwest ¼ of Section 24 and part of the resubdivision of Lot 2 in River Oaks West Unit No. 2, being a subdivision of part of the northwest ¼ of Section 24, all in Township 36 North Range 14 East of the Third Principal Meridian, in Cook County Illinois.

Parcel 2:

Non-exclusive easement for the benefit of Parcel 1 as set forth in the operation and easement agreement between Dayton Hudson Corporation and E.K. Limited Partnership recorded August 12, 1992 as document 92599324 as amended by first amendment recorded April 1, 2002 as document 0020363913 and Declaration of Allocation, Designation of new party agreement regarding operation and easement agreement recorded October 9, 1992 as document 92753015 and re-recorded as document 93074470 and Declaration of Allocation, designation of new party agreement regarding operation and easement agreement recorded January 28, 1993 as document 93074472 and Declaration of allocation and designation of new party recorded July 24, 1997 as document 97537138.

1727-31 East-West Road
CALUMET CITY, IL 60409

Pin # 29-24-200 068

Exempt under provisions of Paragraph E
Section 31-45, Property Tax Code.
6-12-2007 Selmer Cruz
Date Buyer, Seller, or Representative

Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

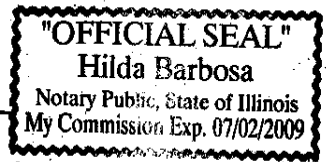
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 12, 2007 Signature Debra Cruz
Grantor or Agent

First American Title Insurance Company

Subscribed and sworn to before me by the said Debra Cruz affiant this 12th day of June, 2007.

Notary Public Hilda Barbosa



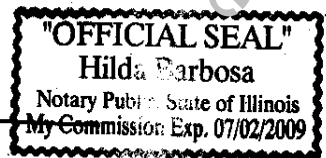
The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title 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 June 12, 2007 Signature Debra Cruz
Grantee or Agent

First American Title Insurance Company

Subscribed and sworn to before me by the said Debra Cruz affiant this 12th day of June, 2007.

Notary Public Hilda Barbosa



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

(Attach 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.)