



Doc#: 0719733060 Fee: \$36.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/16/2007 08:21 AM Pg: 1 of 7

(2all)

**PREPARED BY:**  
Nick S. Legatos, Esq.  
Levenfeld Pearlstein, L.L.C.  
2 North LaSalle Street  
Suite 1300  
Chicago, Illinois 60602

**WHEN RECORDED**

**RETURN TO:**  
Nick S. Legatos, Esq.  
Levenfeld Pearlstein, L.L.C.  
2 North LaSalle Street  
Suite 1300  
Chicago, Illinois 60602

**WARRANTY DEED**

THE GRANTOR, Brownstone/PSG, LLC, an Illinois limited liability company, whose address is 225 N. Michigan Avenue, Suite 2309, Chicago, Illinois, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Dixmoor Towne Center, L.L.C., an Illinois limited liability company, whose address is c/o S.F. Holdings, L.L.C., 200 N. LaSalle, Ste. 2830, Chicago, IL 60601 all interest in the Real Estate legally described on **Exhibit A** attached hereto, subject however to the matters set forth on **Exhibit B**, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated: July 10, 2007.

**GRANTOR:**

**BROWNSTONE/PSG, LLC,**  
an Illinois limited liability company

By: LewGar, Inc, Member  
Name: By [Signature]  
Its: Member

PINs and Common Address(es): See **Exhibit A**

Send future real estate tax bills to the Grantee at its address set forth above.

Box 400-CTCC

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8589072 Ua

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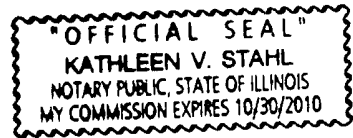
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )


I Kathleen V Stahl, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ROXANNE GARDNER MEMBER OF LEWGAR INC the Member of Brownstone/PSG, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.


GIVEN under my hand and notarial seal, this 22nd day of JUNE, 2007.

Kathleen V Stahl  
NOTARY PUBLIC

(SEAL)



STATE TAX	STATE OF ILLINOIS	# 0000008004	REAL ESTATE TRANSFER TAX
	 JUL. 12.07		00585.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000006054	REAL ESTATE TRANSFER TAX
	 JUL. 12.07		00292.50
	REVENUE STAMP		FP 103022

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**EXHIBIT A**  
**TO**  
**WARRANTY DEED**

**LEGAL DESCRIPTION**

PARCEL 1:

LOTS 3 TO 18, BOTH INCLUSIVE, IN BLOCK 259 IN THE SUBDIVISION OF THE NORTH 10 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7 AND THAT PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, SOUTH OF THE INDIAN BOUNDARY LINE, EAST OF WESTERN AVENUE AND NORTH OF THE CENTER OF 145TH STREET, IN SECTION TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 12 TO 20, BOTH INCLUSIVE, IN BLOCK 258 IN THE SUBDIVISION OF THE NORTH 10 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7 AND THAT PART OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, SOUTH OF THE INDIAN BOUNDARY LINE, EAST OF WESTERN AVENUE AND NORTH OF THE CENTER OF 145TH STREET, IN SECTION TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 TO 22, BOTH INCLUSIVE, IN BLOCK 4 IN CHASE AND DYER'S SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE SOUTH, SOUTH OF THE INDIAN BOUNDARY LINE, EAST OF WESTERN AVENUE AND NORTH OF THE CENTER OF 145TH STREET, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 12 TO 22, BOTH INCLUSIVE, IN BLOCK 3 IN CHASE AND DYER'S SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE SOUTH, SOUTH OF THE INDIAN BOUNDARY LINE, EAST OF WESTERN AVENUE AND NORTH OF THE CENTER OF 145TH STREET, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 1 TO 18, BOTH INCLUSIVE; LOT 25, EXCEPT THE EAST 8 FEET THEREOF, TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 25; LOTS 27, 28, 29, 30, 33, 34, 35 AND 36 IN BLOCK 5 IN CHASE AND DYER'S SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE SOUTH, SOUTH OF

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THE INDIAN BOUNDARY LINE, EAST OF WESTERN AVENUE AND NORTH OF THE CENTER OF 145TH STREET IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF DAVIS AVENUE VACATED BY ORDINANCE NUMBER 06-KO-02 RECORDED MAY 19, 2006 AS DOCUMENT 0613932145, DESCRIBED AS FOLLOWS:

THAT PART OF DAVIS AVENUE LYING SOUTH OF THE SOUTH LINE OF LOT 21 IN BLOCK 258 IN THE SUBDIVISION OF THE NORTH 10 ACRES, EXTENDED WEST TO THE WEST RIGHT OF WAY OF SAID DAVIS AVENUE AND NORTH OF THE NORTH RIGHT OF WAY OF 146TH ST, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THAT PART OF 146TH STREET VACATED BY ORDINANCE NUMBER 06-KO-02 RECORDED MAY 19, 2006 AS DOCUMENT 0613932145, DESCRIBED AS FOLLOWS:

THAT PART OF 146TH STREET LYING EAST OF THE EASTERLY LINE OF LOT 15 IN BLOCK 5 OF CHASE AND DYER'S SUBDIVISION EXTENDED NORTHERLY TO THE NORTH RIGHT OF WAY OF SAID 146TH ST AND WEST OF THE WEST RIGHT OF WAY OF OAKLEY AVENUE, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF ALLEY VACATED BY ORDINANCE NUMBER 06-KO-02 RECORDED MAY 19, 2006 AS DOCUMENT 0613932145, DESCRIBED AS FOLLOWS:

THAT PART OF THE 16 FOOT WIDE NORTH-SOUTH ALLEY LYING NORTH OF 146TH STREET AND SOUTH OF THE SOUTHERLY LINE OF LOT 21 IN BLOCK 258 IN THE SUBDIVISION OF THE NORTH 10 ACRES, EXTENDED EAST TO THE EAST RIGHT OF WAY OF SAID 16 FOOT WIDE ALLEY, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

THAT PART OF ALLEY VACATED BY ORDINANCE NUMBER 06-KO-02 RECORDED MAY 19, 2006 AS DOCUMENT 0613932145, DESCRIBED AS FOLLOWS:

THAT PART OF THE 16 FOOT WIDE NORTHERLY-SOUTHERLY ALLEY, LYING NORTH OF THE NORTH RIGHT OF WAY OF 146TH STREET AND SOUTH OF THE SOUTHERLY LINE OF LOT 2 IN BLOCK 259 IN THE SUBDIVISION OF THE NORTH 10 ACRES, EXTENDED WEST TO THE WEST RIGHT OF WAY OF SAID 16 FOOT WIDE

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ALLEY, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

THAT PART OF ALLEY VACATED BY ORDINANCE NUMBER 06-KO-02 RECORDED MAY 19, 2006 AS DOCUMENT 0613932145, DESCRIBED AS FOLLOWS:

THAT PART OF THE 16 FOOT WIDE NORTHERLY-SOUTHERLY ALLEY, LYING SOUTH OF THE SOUTH RIGHT OF WAY OF 146TH STREET AND NORTH OF THE NORTH LINE OF LOT 25 IN BLOCK 5 IN CHASE AND DYER'S SUBDIVISION, EXTENDED WEST TO THE WEST RIGHT OF WAY OF SAID 16 FOOT WIDE PUBLIC ALLEY, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 11:

THAT PART OF ALLEY VACATED BY ORDINANCE NUMBER 06-KO-02 RECORDED MAY 19, 2006 AS DOCUMENT 0613932145, DESCRIBED AS FOLLOWS:

THAT PART OF THE 16 FOOT WIDE EAST-WEST ALLEY, LYING WEST OF THE WEST RIGHT OF WAY OF OAKLEY AVENUE AND EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 5 OF CHASE AND DYER'S SUBDIVISION TO THE NORTHWEST CORNER OF LOT 25 IN BLOCK 5 OF CHASE AND DYER'S SUBDIVISION, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 12:

THAT PART OF 146TH STREET VACATED BY ORDINANCE NUMBER 06-KO-02 RECORDED MAY 19, 2006 AS DOCUMENT 0613932145, DESCRIBED AS FOLLOWS:

THAT PART OF 146TH STREET LYING WEST OF THE EASTERLY LINE OF LOT 15 IN BLOCK 5 OF CHASE AND DYER'S SUBDIVISION EXTENDED NORTHERLY TO THE NORTH RIGHT OF WAY OF SAID 146TH ST AND EAST OF THE EASTERLY RIGHT OF WAY OF DIXIE HIGHWAY, ALL IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF, SEC 7, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**EXHIBIT B**  
**TO**  
**WARRANTY DEED**

**EXCEPTIONS TO TITLE**

1. Real estate taxes not yet due or payable.
2. Right and title of Aldi's, Inc., under an unrecorded contract to purchase a portion of the land dated January 19, 2006 as amended by that certain Amendment to Real Estate Purchase Agreement dated March 14, 2006, as disclosed by ALTA statement dated July 10, 2007, and the rights of all parties claiming by, through or under them. MOB
3. Existing unrecorded leases and all rights thereunder of Family Dollar Inc., and of any person or party claiming by, through or under the lessees, as tenants only, without any rights of first refusal or options to purchase the Land or terminate said lease, except as provided in the lease.
4. Terms, provisions and conditions contained in the Economic Incentive Agreement dated May 31, 2006 and recorded August 2, 2006 as Document 0621404196, made by and between the Village of Dixmoor and Brownstone/PSG, L.L.C., an Illinois limited liability company, regarding the development of the Land.

Property of Cook County Clerk's Office