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This instrument was prepared by:

Richard P. Hoopis  
Pedersen & Houpt, P. C.  
161 North Clark Street, Suite 3100  
Chicago, Illinois 60601



Doc#: 0720618012 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/25/2007 10:21 AM Pg: 1 of 9

Above Space for Recorder's Use Only

## SPECIAL WARRANTY DEED

THIS DEED made on this 24<sup>th</sup> day of July, 2007 by Ruby North LLC, an Illinois limited liability company ("Grantor") to RN 1 LLC, an Illinois limited liability company whose address is c/o: Donald Kosterka, 2765 Bella Vista Drive, Santa Barbara, CA 93108; RN 2 LLC, an Illinois limited liability company, whose address is c/o: James Ladwig, 2058 N. Seminary Ave., Chicago, Illinois 60614 and RN 3, LLC, an Illinois limited liability company, whose address is c/o: Richard Block, 336 Central Park West, Apt. 14A, New York, NY 10025 (collectively, "Grantees").

### WITNESSETH:

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents do REMISE, RELEASE, ALIEN AND CONVEY unto Grantees, and to their successors and assigns, not as Joint Tenants, but as Tenants in Common, the following undivided ownership interests in the real estate, situated in the County of Cook and State of Illinois, known and described on Exhibit 1 attached hereto and made a part hereof: 1) to RN 1 LLC, an Illinois limited liability company, an undivided 60% interest; 2) to RN 2 LLC, an Illinois limited liability company, an undivided 27% interest and 3) to RN 3 LLC, an Illinois limited liability company, an undivided 13% interest.

Grantors also hereby grant to Grantees, and their successors and assigns, in the percentages set forth above, all rights, title, interest and easements appurtenant to the above referenced property described herein.

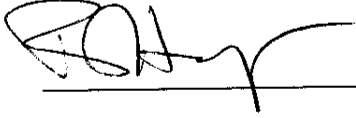
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor either in law of equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantees, and their successors and assigns forever.

Grantors, for themselves and their successors, do covenant, promise and agree, to and with Grantees, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein

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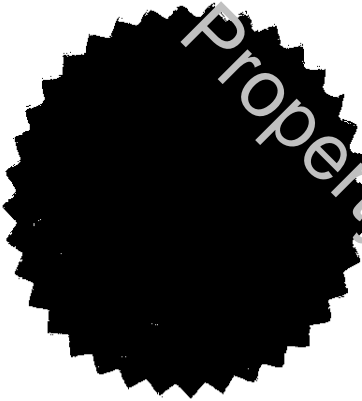
recited; and that Grantors will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, other than the matters referred to in Exhibit 2 attached hereto and made a part hereof (collectively, "Permitted Exceptions").

Exempt pursuant to subparagraph e, Section 4 of the Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45.



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[Signature page follows]



Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantors have caused this Deed to be executed as of the date first above written.

Ruby North LLC, an Illinois limited liability company

By: Ruby North Partnership, an Illinois general partnership, its sole member

By: Donald Kosterka

Name: Donald Kosterka

Its: Managing Partner

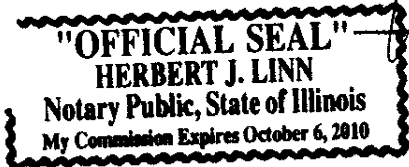
STATE OF ILLINOIS

COUNTY OF COOK

} S.S.

BEFORE ME, a Notary Public in and for said county and state, personally appeared, Donald Kosterka, the managing partner of Ruby North Partnership, an Illinois general partnership, the sole member of Ruby North LLC, an Illinois limited liability company, personally known to me, who being first duly sworn, did upon oath acknowledge that he did sign the foregoing instrument as such managing partner on behalf of Ruby North Partnership and is duly authorized to do so, and that the same is the free act and deed of Ruby North Partnership and his free act and deed individually.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 24th day of July, 2007.



Herbert J. Linn  
Notary Public

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## EXHIBIT 1

### Legal Description

#### PARCEL 1-A:

THAT PART OF THE EAST 356.50 FEET OF THE WEST 1235.10 FEET OF THE SOUTH EAST FRACTIONAL 1/4, NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN TWO LINES DRAWN AT RIGHT ANGLES THROUGH POINTS WHICH ARE RESPECTIVELY 738 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED AND 1551.64 FEET SOUTH OF THE NORTH LINE OF THE AFORESAID QUARTER SECTION OF SAID SECTION 33, EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED BY BEGINNING AT THE SOUTH WEST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE NORTH ALONG THE WEST LINE THEREOF, 200 FEET; THENCE SOUTHEASTERLY 170.95 FEET TO A POINT 30 FEET NORTH OF THE SOUTH LINE AND 18 FEET EAST OF THE WEST LINE OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE SOUTH 30 FEET; THENCE WEST 18 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

#### PARCEL 1-B:

A PARCEL OF LAND IN THE AFORESAID SOUTH EAST FRACTIONAL 1/4 OF SAID SECTION 33, DESCRIBED BY BEGINNING AT THE NORTH WEST CORNER OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE NORTH 155 FEET ALONG THE WEST LINE OF THE ABOVE DESCRIBED TRACT OF LAND EXTENDED NORTH; THENCE SOUTHEASTERLY 121.34 FEET TO A POINT 18 FEET EAST OF THE EXTENDED WEST LINE AND 35 FEET NORTH OF THE NORTH LINE OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE SOUTH 35 FEET; THENCE WEST 18 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2-A:

THAT PART OF THE EAST 381 FEET OF THE WEST 1235.10 FEET OF THE SOUTH EAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE, OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE DRAWN THROUGH A POINT ON THE EAST LINE OF THE AFORESAID WEST 1235.10 FEET WHICH IS 618 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED; EXCEPTING THEREFROM A STRIP OF LAND 60 FEET WIDE NORTHWESTERLY OF AND ADJOINING THE INDIAN BOUNDARY LINE AND ALSO EXCEPTING THE WEST 11 FEET OF THE NORTH 213.02 FEET OF THE TRACT DESCRIBED; ALSO EXCEPTING: THAT PART OF THE EAST 7 FEET OF THE WEST 861.1 FEET OF THE SOUTH EAST FRACTIONAL 1/4, NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED WITH THE EAST LINE OF THE WEST 854.1 FEET OF SAID 1/4 SECTION; THENCE NORTH

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ALONG SAID LINE 402.49 FEET; THENCE EAST AT RIGHT ANGLES 7 FEET; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 861.1 FEET AFORESAID; 402.54 FEET TO THE NORTH LINE OF NORTH AVENUE; THENCE WEST ALONG THE NORTH LINE OF NORTH AVENUE 7 FEET TO THE POINT OF BEGINNING, AND EXCEPT THAT PART FALLING IN NORTH AVENUE AS OPEN AND USED AND THE MOST RECENT WIDENING OF WHICH WAS RECORDED SEPTEMBER 26, 1928 AS DOCUMENT 10157500, IN COOK COUNTY, ILLINOIS.

## PARCEL 2-B:

A TRIANGULAR PARCEL OF LAND IMMEDIATELY NORTH OF AND ADJOINING THE ABOVE DESCRIBED TRACT OF LAND DESCRIBED BY BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT WHICH IS 29.54 FEET EAST OF THE NORTH WEST CORNER THEREOF AS FIRST DESCRIBED; THENCE WEST 5.04 FEET; THENCE NORTH ON THE EAST LINE OF WEST 878.60 FEET OF THE SOUTH EAST FRACTIONAL 1/4 OF SAID SECTION 33, A DISTANCE OF 100 FEET; THENCE SOUTHERLY 100.07 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF THE EAST 356.50 FEET OF THE WEST 1235.10 FEET OF THE SOUTH EAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE; OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE EAST LINE OF DESCRIBED TRACT WHICH IS 618 FEET NORTH OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 351.46 FEET; THENCE NORTHWESTERLY 100.07 FEET TO A POINT ON THE EAST LINE OF WEST 878.60 FEET OF AFORESAID QUARTER SECTION WHICH IS 100 FEET NORTH OF FIRST ABOVE DESCRIBED LINE EXTENDED WEST; THENCE NORTH ALONG DESCRIBED LINE 220 FEET; THENCE SOUTHEASTERLY ON A LINE FORMING AN ANGLE OF 6 DEGREES 02 MINUTES 40 SECONDS MEASURED FROM SOUTH TO SOUTH EAST WITH THE EAST LINE OF AFORESAID WEST 878.60 FEET A DISTANCE OF 170.95 FEET TO A POINT ON THE EAST LINE OF WEST 896.30 FEET OF SAID QUARTER SECTION; THENCE SOUTH ALONG SAID LINE 30 FEET; THENCE EAST ALONG A LINE 120 FEET NORTH OF AND PARALLEL WITH THE FIRST ABOVE DESCRIBED LINE 338.50 FEET TO THE EAST LINE OF WEST 1235.10 FEET OF THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 33, AFORESAID; THENCE SOUTH ALONG SAID LINE 120 FEET TO PLACE OF BEGINNING, ALL IN THE VILLAGE OF MELROSE PARK, IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 2-A AS CREATED BY GRANT FROM CLEARING INDUSTRIAL DISTRICT INCORPORATED, TO MEL PARK REALTY COMPANY, DATED MAY 28, 1950 AND RECORDED JULY 3, 1950 AS DOCUMENT 17251273, FOR INGRESS AND EGRESS, OVER THE FOLLOWING

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DESCRIBED LAND: THE NORTH 156 FEET OF THAT PART OF THE EAST 11.00 FEET OF THE WEST 861.1 FEET OF THE SOUTH EAST FRACTIONAL 1/4, NORTH OF THE INDIAN BOUNDARY LINE, OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF NORTH AVENUE AS DEDICATED, WITH THE EAST LINE OF THE WEST 850.1 FEET OF SAID QUARTER SECTION; THENCE NORTH ALONG SAID LINE 402.46 FEET, THENCE EAST AT 11.00 FEET; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 861.1 FEET AFORESAID, 402.54 FEET TO THE NORTH LINE OF NORTH AVENUE, THENCE WEST ALONG THE NORTH LINE OF NORTH AVENUE 11.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Known by street and number as: 1950 Ruby Street, Melrose Park, Illinois

Permanent Parcel No. 12-33-400-081-0000, 12-33-400-082-0000



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## EXHIBIT 2

### PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. LEASE MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1997 KNOWN AS TRUST NUMBER 1069185 TO AGI INCORPORATED, FORMERLY KNOWN AS ALBUM GRAPHICS, INC., AN ILLINOIS CORPORATION, DATED MAY 29, 1985 AND A MEMORANDUM OF WHICH WAS RECORDED MAY 31, 1985 AS DOCUMENT NUMBER 85041518, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING JUNE 1, 1985 AND ENDING MAY 31, 1992, AS AMENDED BY DOCUMENT 92381246, RECORDED JUNE 1, 1992, EXTENDING THE TERM TO SEPTEMBER 30, 1997, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID LESSEE.
3. SECOND AMENDMENT TO MEMORANDUM OF LEASE DATED JULY 9, 1997 AND RECORDED JULY 17, 1997 AS DOCUMENT 97514840 MADE BY AND BETWEEN THE CHICAGO TRUST COMPANY SUCCESSOR TRUSTEE TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1977 AND KNOWN AS TRUST NUMBER 1069185, AS LESSOR AND AGI INC., AN ILLINOIS CORPORATION, AS LESSEE, EXTENDING THE TERM OF THE LEASE TO SEPTEMBER 30, 2002.
4. THIRD AMENDMENT TO MEMORANDUM OF LEASE MADE BY AND BETWEEN CHICAGO TITLE LAND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1977 AND KNOWN AS TRUST NUMBER 1069185, AS LESSOR AND AGI INCORPORATED, AS LESSEE RECORDED AUGUST 1, 2002 AS DOCUMENT 0020842208, EXTENDING THE TERMS OF THE LEASE TO SEPTEMBER 20, 2007 INCORPORATED, AN ILLINOIS CORPORATION, AS LESSEE.
5. TERMS, PROVISIONS AND CONDITIONS OF THE AGREEMENT AND CONSENT TO REMOVAL OF PERSONAL PROPERTY RECORDED APRIL 15, 1998 AS DOCUMENT 98298542.
6. TERMS, PROVISIONS AND CONDITIONS OF THE AGREEMENT AND CONSENT TO REMOVAL OF PERSONAL PROPERTY RECORDED MARCH 27, 1998 AS DOCUMENT 98239620.
7. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED

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STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO THAT NO BUILDING, STRUCTURE OR IMPROVEMENT EXCEPT FENCES, DRIVEWAYS AND SWITCH TRACKS SHALL BE BUILT, ERECTED, OR PLACED UPON THE EASTERLY 10 FEET AND THE NORTHERLY 15 FEET OF PCL 1-A CONTAINED IN THE DEED RECORDED MARCH 25, 1958 AS DOCUMENT NO. 17164022, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

8. ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY, RECORDED JUNE 1, 1992 AS DOCUMENT 92381248.

9. ENCROACHMENT OF PARKING SPACES LOCATED MAINLY ON THE LAND ONTO PUBLIC PROPERTY SOUTH AND ADJOINING; PUBLIC PROPERTY SOUTHEASTERLY AND ADJOINING; PUBIC PROPERTY EAST AND ADJOINING; ONTO PROPERTY NORTH AND ADJOINING AND ONTO PROPERTY WEST AND ADJOINING.

10. ENCROACHMENT OF CHAIN LINK FENCES LOCATED MAINLY ON THE LAND ONTO PUBLIC PROPERTY EAST AND ADJOINING BY AN UNDISCLOSED AMOUNT.

11. ENCROACHMENT OF THE ROOFED AREA ATTACHED TO THE PART OF THE BUILDING LOCATED ON PARCEL 1A ONTO PROPERTY WEST AND ADJOINING BY AN UNDISCLOSED AMOUNT. NOTE: THERE IS ALSO 2 CIRCLES AND ONE SQUARE – UNIDENTIFIED – ON THE SURVEY, LYING JUST NORTH OF THE ROOFED AREA THAT ENCROACHES ONTO THE PROPERTY WEST AND ADJOINING ALSO.

12. A 1 STORY SHEET METAL BUILDING RUNNING BETWEEN THE LAND INSURED HEREIN AND THE BUILDING LOCATED NORTH AND ADJOINING.

13. VIOLATION OF THE RESTRICTION CONTAINED IN DOCUMENT 178164022 NOTED AT EXCEPTION D REQUIRING THAT NO BUILDING SHALL BE BUILT, ERECTED OR PLACED UPON THE EASTERLY 10 FEET OF PARCEL 1A, AS DISCLOSED BY SURVEY MADE BY B.H. SUHR & COMPANY DATED MARCH 9, 2007 NUMBER 07-73.



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## STATEMENT BY GRANTOR AND GRANTEE

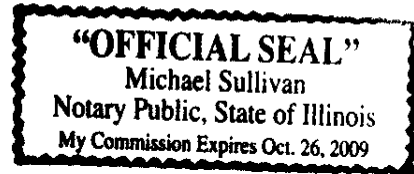
The grantor or its agent affirms that, to the best of its knowledge, the name of each of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois limited liability company or a foreign limited liability company authorized to do business 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.

Date: July 24, 2007

Signature: [Handwritten Signature], attorney for grantor

SUBSCRIBED and SWORN to before me this 24 day of July, 2007.

[Handwritten Signature]  
NOTARY PUBLIC



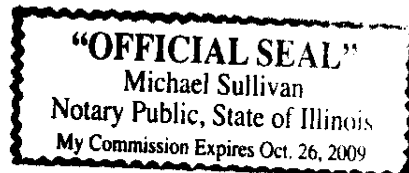
The grantees or their agent affirms and verifies that the name of each of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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.

Date: July 24, 2007

Signature: [Handwritten Signature], attorney for grantees

SUBSCRIBED and SWORN to before me this July 24, 2007.

[Handwritten Signature]  
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.