

UNOFFICIAL COPY



Doc#: 0724333003 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/31/2007 07:21 AM Pg: 1 of 3

#8 392001-Da KDK 1043

ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

SPECIAL WARRANTY DEED

THE GRANTOR, **INLAND CHICAGO GRACE, L.L.C.**, a limited liability company, created and existing under and by virtue of the laws of the State of Delaware, and pursuant to the authority contained in its Articles of Organization and/or Operating Agreement, for and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00) and other good and valuable consideration in hand paid to the undersigned, **CHICAGO GRACE-COSENZA, L.L.C.**, a Delaware limited liability company, whose address is **2901 Butterfield Road, Oak Brook, Illinois, 60523** ("Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee an undivided **1.5233%** tenent in common interest in the following described real estate situated in the County of Cook, and State of Illinois, known and described as follows (the "Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: General real estate taxes for 2007 and all subsequent years, including taxes which may accrue by reason of new or additional improvements; covenants, conditions, restrictions and easements of record disclosed in Chicago Title Insurance Company Title Commitment No. 8392001, dated 6/11/97.

Property Address: 2401 West Grace Street, Chicago, Illinois

Permanent Index No.: 13-24-207-014-0000


TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

Box 400-CTCC

3/2/07


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IN WITNESS WHEREOF, said party of the first part has caused the President of Inland Real Estate Exchange Corporation, a Delaware corporation, sole member of CHICAGO GRACE EXCHANGE, L.L.C., a Delaware limited liability company, sole member of party of the first part, to execute and deliver this deed on behalf of party of the first part this 2 day of August, 2007.

STATE OF ILLINOIS	
	AUG. 29. 07
STATE TAX	REAL ESTATE TRANSFER TAX
# 0000008265	0010400
	FP 103024
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

By: **INLAND CHICAGO GRACE, L.L.C**, a Delaware limited liability company, its sole member

By: **CHICAGO GRACE EXCHANGE, L.L.C.**, a Delaware limited liability company, its sole member

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	AUG. 29. 07
COUNTY TAX	REAL ESTATE TRANSFER TAX
# 0000006214	0005200
	FP 103022
REVENUE STAMP	


By: Inland Real Estate Exchange Corporation, a Delaware corporation, its sole member

By: Patricia A. DelRosso
Patricia A. DelRosso
President

After Recording Return To:

Jessica Shoblom
Chicago Title Insurance Company
171 N. Clark Street 3rd Floor
Chicago, IL 60601

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

CITY OF CHICAGO	
	AUG. 29. 07
CITY TAX	REAL ESTATE TRANSFER TAX
# 0000005614	0166875
	FP 103023
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that **PATRICIA A. DELROSSO**, personally came before me and acknowledged that she is the President of **INLAND REAL ESTATE EXCHANGE CORPORATION**, a Delaware corporation, which is the sole member of **CHICAGO GRACE EXCHANGE, L.L.C.**, a Delaware limited liability company ("LLC1"), which is the sole member of **INLAND CHICAGO GRACE, L.L.C.**, a Delaware limited liability company ("LLC2"), and being duly authorized to do so, signed and delivered the said instrument, pursuant to the authority given by the board of directors of said corporation as the free and voluntary act and deed of said corporation as sole member of LLC1, as sole member of LLC2, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 31st day of July, 2007.



Elizabeth G Hill
Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION

An undivided 1.5233% tenant in common interest in the following described land:

That part of Block 11 in Kinzie's Subdivision of the Northeast $\frac{1}{4}$ of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, described as follows: Commencing at the intersection of the West line of Western Avenue (as widened) with the South Line of W. Grace Street, said point being 50.00 feet West of the East line of said Northeast $\frac{1}{4}$ of Section 24 and 33 feet South of the North line of said Block 11, running thence West along the South line of Grace Street, 279.79 feet to the East line of the West $\frac{1}{2}$ of Block 11; thence South at right angles to said South line of Grace Street, 330 feet along the East line of the West $\frac{1}{2}$ of Block 11; thence East 279.79 feet to the West line of Western Avenue (as widened); thence North 330 feet to the point of beginning, in Cook County, Illinois.

Property Address: 2401 West Grace Street, Chicago, Illinois 60618

Permanent Index No.: 13-24-207-014-0000