



0727009028

Prepared by:

Ari J. Rotenberg  
Sidley Austin LLP  
One South Dearborn Street  
Chicago, Illinois 60603

Doc#: 0727009028 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/27/2007 03:16 PM Pg: 1 of 10

After Recording return to:  
Jennifer S. Manter  
Pircher, Nichols & Meeks  
900 North Michigan Avenue, Suite 1050  
Chicago, Illinois 60611

82-78674-1 10F4

SPECIAL WARRANTY DEED

THIS INDENTURE, executed as of this 24<sup>th</sup> day of September, 2007, and effective as of the 24<sup>th</sup> day of September, 2007, between the YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO, constituted pursuant to a special act of the Illinois legislature ("Grantor") and CFRI NEW CITY, L.L.C., a Delaware limited liability company, having its principal place of business at c/o Commonfund Realty, Inc., 15 Old Danbury Road, Wilton, Connecticut 06897 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt of which is hereby acknowledged, and pursuant to authority of the Grantor, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois (the "Property"), commonly known as 1515 N. Halsted, Chicago, Illinois, and more particularly described on **Attachment A** attached hereto.

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Together with all and singular the hereditaments and appurtenances thereto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either at law or in equity, of, in and to the above-described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as described above, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee and its successors that it has 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 recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, Grantor WILL WARRANT AND DEFEND, subject only to:

1. Permitted Exceptions shown on **Attachment B** attached hereto.
2. Real estate taxes and assessments for the year 2007 and subsequent years.

HC

City of Chicago

Dept. of Revenue

531126

09/27/2007 14:59 Batch 40910 54



Real Estate

Transfer Stamp

\$405,000.00

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3. Matters done or suffered by or through the Grantee.
4. Matters revealed by that certain survey of the Property dated September 7, 2007, prepared by V3 Companies of Illinois Ltd., and identified as Job No. 07214.
5. Current deed restrictions, restrictive covenants, building codes, set back restrictions, zoning regulations and ordinances, and other matters restricting the use of the Property, and any violation thereof.

By accepting this instrument, the Grantee expressly understands and agrees, anything herein to the contrary notwithstanding, that no individual member of the Grantor, the Young Men's Christian Association of Chicago (the "YMCA") or the Board of Managers of the YMCA or any of their respective officers, officials, representatives or employees shall be personally liable for any of the Grantor's obligations or any undertaking or covenant of Grantor contained in this instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS.]

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



SEP. 27. 07

REVENUE STAMP

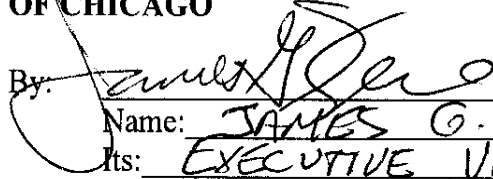
#0000032355

REAL ESTATE TRANSFER TAX
27000.00
FP 103042

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

**YOUNG MEN'S CHRISTIAN ASSOCIATION  
OF CHICAGO**

By:   
 Name: JAMES G. KEANE  
 Its: EXECUTIVE VICE  
 PRESIDENT

Send Subsequent Tax Bills to: Commonfund Realty, Inc.  
 15 Old Danbury Road  
 Wilton, Connecticut 06897  
 Attn: Hugh Scott and James Keary

Property of Cook County Clerk's Office

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STATE OF ILLINOIS     )  
  )  
  )     SS.  
COUNTY OF COOK     )

I, Rachel Jones, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that James G. Keane, the Executive Vice President of Young Men's Christian Association of Chicago, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he, being thereunto duly authorized, signed and delivered said instrument as his free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 19<sup>th</sup> day of September, 2007.

Rachel Jones  
\_\_\_\_\_  
Notary Public

My Commission Expires: 11/31/09



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## ATTACHMENT A TO SPECIAL WARRANTY DEED

### Legal Description of Property

#### PARCEL A:

THAT PART OF THE TRACT OF LAND, COMPRISING ALL OF THE LOTS, STREETS AND ALLEYS, WHICH LIES NORTH OF THE NORTH LINE OF WEST SCOTT (VEDDER) STREET, EAST OF THE EAST LINE OF NORTH HALSTED STREET, SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF NORTH OGDEN AVENUE, BEING ALL OR PART OF LOTS 87, 89, 91 AND 93 THROUGH 116, BOTH INCLUSIVE, IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PART OF SAID TRACT IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF NORTH HALSTED STREET (66 FEET WIDE) WITH THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE (66 FEET WIDE) AND RUNNING, THENCE SOUTH ALONG THE EAST LINE OF SAID NORTH HALSTED STREET, A DISTANCE OF 408.00 FEET TO A POINT; THENCE EAST ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID EAST LINE OF NORTH HALSTED STREET, A DISTANCE OF 407.92 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE AND THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE, A DISTANCE OF 576.94 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL B:

THAT PART OF A TRACT OF LAND COMPRISING ALL OF LOTS, STREET AND ALLEYS, WHICH LIES NORTH OF THE NORTH LINE OF WEST SCOTT (VEDDER) STREET, EAST OF THE EAST LINE OF NORTH HALSTED STREET, SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE AND NORTHWESTERLY OF THE NORTHWESTERLY LINE OF NORTH OGDEN AVENUE, BEING ALL OR PART OF LOTS 87, 89, 91 AND 93 THROUGH 116 BOTH INCLUSIVE, IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PART OF SAID TRACT IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF NORTH HALSTED STREET (66 FEET WIDE) AT A POINT WHICH IS 408.00 FEET SOUTH OF THE INTERSECTION OF SAID EAST LINE OF NORTH HALSTED STREET WITH THE SOUTHWESTERLY LINE OF NORTH

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CLYBOURN AVENUE (66 FEET WIDE) AND RUNNING, THENCE EAST ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID EAST LINE OF NORTH HALSTED STREET, A DISTANCE OF 407.92 FEET, TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE, A DISTANCE OF 303.19 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY LINE OF NORTH OGDEN AVENUE AS OPENED BY ORDINANCE PASSED BY THE CITY COUNCIL FEBRUARY 18, 1919; THENCE SOUTHWESTWARDLY ALONG SAID NORTHWESTERLY LINE OF NORTH OGDEN AVENUE, A DISTANCE OF 343.08 FEET, TO AN INTERSECTION WITH A STRAIGHT LINE, WHICH IS PERPENDICULAR TO SAID EAST LINE OF NORTH HALSTED STREET AT A POINT 923.00 FEET SOUTH OF THE INTERSECTION OF SAID EAST LINE OF NORTH HALSTED WITH SAID SOUTHWESTERLY LINE OF NORTH CLYBOURN AVENUE; THENCE WEST ALONG SAID LAST DESCRIBED PERPENDICULAR LINE, A DISTANCE OF 456.91 FEET, TO SAID EAST LINE OF NORTH HALSTED STREET AND THENCE NORTH ALONG THE EAST LINE OF NORTH HALSTED STREET, A DISTANCE OF 515.00 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN's: 17-04-112-001-0000  
 17-04-112-041-0000  
 17-04-112-042-0000  
 17-04-112-043-0000  
 17-04-112-044-0000  
 17-04-112-045-0000  
 17-04-112-046-0000  
 17-04-112-047-0000  
 17-04-112-048-0000  
 17-04-112-049-0000  
 17-04-112-050-0000  
 17-04-112-051-0000  
 17-04-112-052-0000  
 part of 17-04-112-053-0000  
 17-04-112-054-0000  
 17-04-112-055-0000  
 part of 17-04-112-056-0000

Address: 1515 North Halsted Street, Chicago, Illinois

Exempt under provisions of paragraph ( b ),  
 Section 31-45, Real Estate Transfer Tax Law  
 (35 ILCS 200/31 -45)

Dated this \_\_\_\_\_ day of September, 2007.

  
 \_\_\_\_\_  
 Signature of Buyer, Seller or Agent

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## ATTACHMENT B TO SPECIAL WARRANTY DEED Permitted Exceptions

1. EASEMENT RESERVED BY THE CITY OF CHICAGO, A MUNICIPAL CORPORATION FOR THE BENEFIT OF THE PEOPLES GAS, LIGHT AND COKE COMPANY, ALL OF THE STREETS AND ALLEYS HEREIN VACATED, AS A RIGHT OF WAY FOR EXISTING UNDERGROUND FACILITIES AND FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL AND REPLACEMENT OF SUCH FACILITIES WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES FOR ANY AND ALL SUCH PURPOSES, AND FURTHER PROVIDES THAT NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED ON THE SAID RIGHT OF WAY HEREIN RESERVED OR OTHER USE MADE OF SAID AREA WHICH WOULD INTERFERE WITH THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL OR REPLACEMENT OF SAID FACILITIES AS PROVIDED IN THE ORDINANCE OF VACATION DATED NOVEMBER 14, 1978 AND RECORDED JANUARY 4, 1979 AS DOCUMENT 24789416.
  
2. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE ORDINANCE APPROVING THE REDEVELOPMENT PLAN AND FEASIBILITY OF RELOCATION FOR SLUM AND BLIGHTED AREA REDEVELOPMENT PROJECT CLYBOURN-OGDEN, A COPY OF WHICH WAS RECORDED APRIL 9, 1969 AS DOCUMENT 20806066.
  
3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN QUIT CLAIM DEED FROM CITY OF CHICAGO, A MUNICIPAL CORPORATION TO YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO DATED MAY 23, 1979 AND RECORDED ON JULY 6, 1979 AS DOCUMENT NUMBER 25038783, WHICH ARE AS FOLLOWS:
  - (A): USE OF THE LAND;
  
  - (B): COMMENCEMENT OF AND COMPLETION OF IMPROVEMENTS ON THE LAND IN ACCORDANCE WITH THE REDEVELOPMENT AGREEMENT NOTED IN NUMBER 2 ABOVE;
  
  - (C): NECESSITY OF APPROVAL BY CITY OF CHICAGO OF ANY CHANGES (IN THE IMPROVEMENTS ON THE LAND) WHICH ARE NOT IN CONFORMITY WITH THE REDEVELOPMENT PLAN NOTED IN NUMBER 2 ABOVE, (AS AMENDED OR EXTENDED) OR WHICH CONSTITUTE A MAJOR CHANGE IN SAID IMPROVEMENTS OR IN THE UTILIZATION OF THE PROPERTY;
  
  - (D): PROHIBITION OF THE EXECUTION OF AN AGREEMENT, LEASE, CONVEYANCE OR OTHER INSTRUMENT WHEREBY ANY PART OF THE LAND IS RESTRICTED UPON THE BASIS OF RACE, CREED OR COLOR, IN THE SALE, LEASE OR OCCUPANCY THEREOF;



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(E): PROHIBITION AGAINST THE TRANSFER, PRIOR TO THE COMPLETION OF IMPROVEMENTS CALLED FOR IN THE REDEVELOPMENT AGREEMENT AFORESAID, OF OWNERSHIP OF MORE THAN TEN PERCENT OF THE STOCK IN THE GRANTEE CORPORATION OF THE STOCK OF A CORPORATE SUCCESSOR OR ASSIGNEE OF THE GRANTEE CORPORATION WITHOUT THE APPROVAL OF THE GRANTOR;

(F): KEEPING THE LAND FREE AND CLEAR, PRIOR TO COMPLETION OF IMPROVEMENTS CALLED FOR IN THE REDEVELOPMENT AGREEMENT AFORESAID, OF DELINQUENT TAXES AND SPECIAL ASSESSMENTS, LEVIES, ATTACHMENTS AND OF ALL LIENS OR ENCUMBRANCES EXCEPT AS AUTHORIZED BY THE AFORESAID REDEVELOPMENT AGREEMENT;

(G): NON-MERGER IN THIS QUIT CLAIM DEED 25038783 AND LR 3102594 OR ANY OF THE COVENANTS, TERMS OR CONDITIONS OF THE AFORESAID REDEVELOPMENT AGREEMENT.

NOTE: SAID INSTRUMENT PROVIDES FOR RIGHT OF RE-ENTRY IN FAVOR OF, REVESTING OF TITLE IN, AND RE-CONVEYANCES OF THE LAND TO THE GRANTOR IN CASE OF ANY BREACH OR VIOLATION (NOT CURED WITHIN CERTAIN PERIODS OF GRACE THEREIN SPECIFIED) OF CERTAIN OF THE COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS NOTED ABOVE; SUCH RE-ENTRY, REVESTING OF TITLE AND RE-CONVEYANCE TO BE SUBJECT, HOWEVER, TO THE LIEN OF ANY MORTGAGE OR TRUST DEED AUTHORIZED BY, AND AS LIMITED BY THE TERMS OF THE AFORESAID REDEVELOPMENT AGREEMENT AND IN EXISTENCE AT THE TIME OF SAID BREACH AND TO THE RIGHTS OR INTERESTS (AS PROVIDED IN THE AFORESAID REDEVELOPMENT AGREEMENT) OF THE HOLDERS OF ANY EVIDENCE OF INDEBTEDNESS SECURED BY ANY SUCH MORTGAGE OR TRUST DEED.

NOTE: SAID INSTRUMENT FURTHER PROVIDES, HOWEVER, THAT THE SAID RIGHT OF RE-ENTRY IN FAVOR OF, REVESTING OF TITLE IN, AND RE-CONVEYANCE OF THE LAND TO THE GRANTOR SHALL TERMINATE UPON COMPLETION OF THE IMPROVEMENTS IN ACCORDANCE WITH THE REDEVELOPMENT AGREEMENT, RECORDING OF CERTIFICATE OF COMPLETION EXECUTED BY THE CITY OF CHICAGO, THAT THERE HAVE BEEN NO VIOLATIONS OF THE PROVISIONS NOTED ABOVE AT (E) AND (F) PRIOR TO SUCH COMPLETION.

CERTIFICATE OF COMPLETION RECORDED JULY 1, 1981 AS DOCUMENT 25924196.

4. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.



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5. ENCROACHMENT OF THE 1 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION REFERENCE LETTER(S), AS SHOWN ON PLAT OF SURVEY NUMBER 07214 PREPARED BY V3 COMPANIES LTD. DATED SEPTEMBER 7, 2007.
6. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHEASTERLY AND ADJOINING BY AN UNDETERMINED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 07214 PREPARED BY V3 COMPANIES LTD. DATED SEPTEMBER 7, 2007.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR

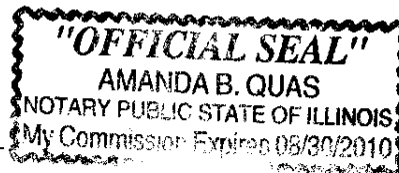
## AND GRANTEE

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 9/24/07

Signature *[Handwritten Signature]*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 24th DAY OF Sept., 2007  
NOTARY PUBLIC *[Handwritten Signature]*

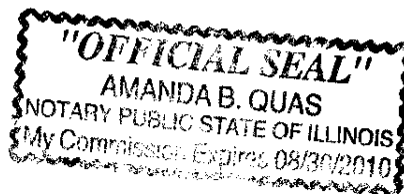


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9/24/07

Signature *[Handwritten Signature]*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID AGENT  
THIS 24th DAY OF Sept., 2007  
NOTARY PUBLIC *[Handwritten Signature]*



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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]