



Doc#: 0728531107 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/12/2007 04:02 PM Pg: 1 of 9

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 28 day of September, 2007 between **Huron Street Associates LLC, an Illinois limited liability company**, of Cook County, State of Illinois ("**Grantor**"), and **River North Retail, LLC, an Illinois limited liability company**, of 1033 West Van Buren, 7th Floor, Chicago, Illinois 60607 ("**Grantee**"). For and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration in hand paid by Grantee, the receipt and legal sufficiency of which are acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached Exhibit A for legal description.

Commonly known as: 225 West Huron Street, Units 1, 2, and 3
Chicago, Illinois 60610

PIN: 17-09-216-001

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 Grantor, either in law or 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 the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, 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 it, WILL WARRANT AND DEFEND, subject to real estate taxes not yet due and payable; covenants, conditions, restrictions and easements of record; existing leases and tenancies; mortgages of record.

The tenant of the units, if any, either waived or failed to exercise the option to purchase the units or the tenant, if any, did not have an option to purchase the units.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the units described herein, the rights and easements for the benefit of said units set forth in the Declaration of Condominium for the units, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, conditions, reservations and restrictions of record and those contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

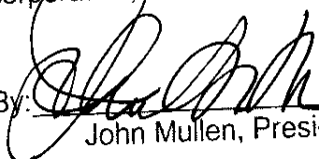
UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed the day and year first above written.

Huron Street Associates LLC,
an Illinois limited liability company

By: Huron Street Managers LLC, an
Illinois limited liability company, Manager

By: Morgan Group, Inc., an Illinois
corporation, Member

By: 
John Mullen, President

By: RSC & Associates LLC, an Illinois
limited liability company, Member

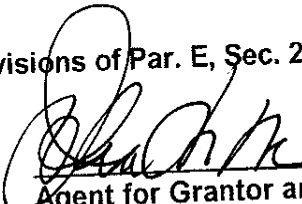
By: _____
Richard S. Curto, Manager

By: TLC Huron, LLC, an Illinois limited
liability company, Member

By: _____
Keith Lord, Manager

Exempt under provisions of Par. E, Sec. 200/31-45, Real Estate Transfer Tax Act.

9-28-07
Date


Agent for Grantor and Grantee

This document was prepared by and after recording mail to:

Mark S. Litner, Esq.
Much Shelist
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

Send subsequent tax bills to:

River North Retail, LLC
1033 West Van Buren, 7th Floor
Chicago, Illinois 60607

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By: Morgan Group, Inc., an Illinois
corporation, Member

By: _____
John Mullen, President

By: RSC & Associates LLC, an Illinois
limited liability company, Member

By: Richard S. Curto
Richard S. Curto, Manager

By: TLC Huron, LLC, an Illinois limited
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By: _____
Keith Lord, Manager

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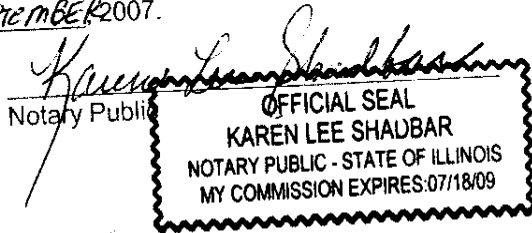
UNOFFICIAL COPY

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **John Mullen, as President of Morgan Group, Inc., an Illinois corporation, Member of Huron Street Managers LLC, an Illinois limited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability company**, 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 that he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said companies, for the uses and purposes therein set forth.

Given under my hand and official seal this 28 day of SEPTEMBER, 2007.

SEAL



State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Richard S. Curto, Manager of RSC & Associates LLC, an Illinois limited liability company, Member of Huron Street Managers LLC, an Illinois limited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability company**, 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 that he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said companies, for the uses and purposes therein set forth.

Given under my hand and official seal this ___ day of _____, 2007.

SEAL

Notary Public

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Keith Lord, Manager of TLC Huron, LLC, an Illinois limited liability company, Member of Huron Street Managers LLC, an Illinois limited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability company**, 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 that he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said companies, for the uses and purposes therein set forth.

Given under my hand and official seal this ___ day of _____, 2007.

SEAL

Notary Public

UNOFFICIAL COPY

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **John Mullen, as President of Morgan Group, Inc., an Illinois corporation, Member of Huron Street Managers LLC, an Illinois limited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability company**, 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 that he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said companies, for the uses and purposes therein set forth.

Given under my hand and official seal this ___ day of _____, 2007.

SEAL _____
Notary Public

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Richard S. Curto, Manager of RSC & Associates LLC, an Illinois limited liability company, Member of Huron Street Managers LLC, an Illinois limited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability company**, 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 that he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said companies, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of September, 2007.

SEAL _____
Notary Public



State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Keith Lord, Manager of TLC Huron, LLC, an Illinois limited liability company, Member of Huron Street Managers LLC, an Illinois limited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability company**, 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 that he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said companies, for the uses and purposes therein set forth.

Given under my hand and official seal this ___ day of _____, 2007.

SEAL _____
Notary Public

UNOFFICIAL COPY

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **John Mullen, as President of Morgan Group, Inc., an Illinois corporation, Member of Huron Street Managers LLC, an Illinois limited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability company**, 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 that he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said companies, for the uses and purposes therein set forth.

Given under my hand and official seal this ___ day of _____, 2007.

SEAL

Notary Public

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Richard S. Curto, Manager of RSC & Associates LLC, an Illinois limited liability company, Member of Huron Street Managers LLC, an Illinois limited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability company**, 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 that he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said companies, for the uses and purposes therein set forth.

Given under my hand and official seal this ___ day of _____, 2007.

SEAL

Notary Public

State of Illinois)
) ss.
County of Cook)

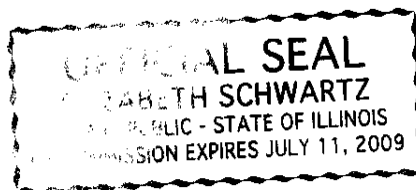
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Keith Lord, Manager of TLC Huron, LLC, an Illinois limited liability company, Member of Huron Street Managers LLC, an Illinois limited liability company, Manager of Huron Street Associates LLC, an Illinois limited liability company**, 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 that he signed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said companies, for the uses and purposes therein set forth.

Given under my hand and official seal this 1 day of October, 2007.

SEAL

Elizabeth Schwartz

Notary Public



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EXHIBIT A

Parcel 1:

Units 1, 2 and 3 together with their undivided percentage interests in the common elements in Huron Street Commercial Condominium as delineated and defined in the Declaration of Condominium Ownership recorded as document no. 0624245139, as amended, located in the Northeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Limited Common Element for Unit 2, the exclusive right to use the exclusive easement as delineated and defined in the Declaration of Condominium Ownership recorded as document no. 0624245139, as amended, located in the Northeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Limited Common Element for Unit 3, the exclusive right to use the exclusive easement as delineated and defined in the Declaration of Condominium Ownership recorded as document no. 0624245139, as amended, located in the Northeast Quarter of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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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 October 1, 2007

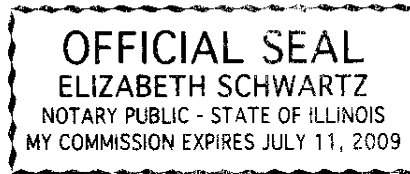
Signature: X

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Keith Ford
this 1 day of October, 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 October 1, 2007

Signature: X

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Keith Ford
this 1 day of October, 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 the provisions of Section 200/31-45 of the Illinois Real Estate Transfer Tax Act.)