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This instrument prepared by:

Janet A. Lindeman, Esq.
DLA Piper US LLP
203 North LaSalle Street, Suite 1900
Chicago, Illinois 60601-1293



Doc#: 0728922098 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/16/2007 02:08 PM Pg: 1 of 6

After recording return to:

Gerald M. Offutt, P.C.
c/o McDermott Will & Emery LLP
227 West Monroe Street
Chicago, Illinois 60606-5096
Attention: Gerald M. Offutt, Esq.

Mail subsequent tax bills to:

Elston-Lister, LLC
c/o Newsweb Corporation
1645 W. Fullerton Avenue
Chicago, Illinois 60614
Attention: Charles Frank Gross



SPECIAL WARRANTY DEED

2278 North Elston Avenue, Chicago, IL

THIS SPECIAL WARRANTY DEED is made the 4th day of October, 2007 by **SARA LEE FOUNDATION**, an Illinois not-for profit corporation, having an address of c/o Sara Lee Corporation, 3500 Lacey Road, Downers Grove, Illinois 60515 ("**Grantor**"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by theses presents does **REMISE, RELEASE, ALIENATE AND CONVEY** to **ELSTON-LISTER, LLC**, an Illinois limited liability company, having an address of c/o Newsweb Corporation, 1645 West Fullerton Avenue, Chicago, Illinois 60614 ("**Grantee**"), forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

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

Together with all and singular hereditaments and appurtenances belonging there, 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, subject to the Permitted Exceptions listed on **Exhibit B** attached hereto and made a part hereof.

First American Title Order #

NCS 245691
AMC

LC

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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 it is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and convey said real estate; and that it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it and none other.

[Signature Page Follows Next]

City of Chicago
Dept. of Revenue
532940
10/16/2007 10:27 Batch 11812 22



Real Estate
Transfer Stamp
\$64,500.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
OCT. 16.07
REVENUE STAMP



REAL ESTATE
TRANSFER TAX
04300.00
FP 103012
0000033224

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on and as of the date first above written.

SARA LEE FOUNDATION, an Illinois not-for-profit corporation

By: J. Randall White
Name: J. Randall White
Title: President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Gina Koontz, a Notary Public in and for said County in the State aforesaid, do hereby certify that J. Randall White, the President of Sara Lee Foundation., an Illinois not-for-profit corporation, 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 such instrument as his own free and voluntary acts for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 2nd day of October, 2007.

Gina M Koontz
Notary Public

My Commission expires:



Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 5, 6 AND 7; ALSO LOTS 12 TO 17, BOTH INCLUSIVE, ALL IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTHWESTERLY HALF OF VACATED WOLCOTT AVENUE LYING SOUTHEASTERLY OF AND ADJOINING LOT 17 IN BLOCK 6 AND LYING BETWEEN THE SOUTHWESTERLY AND NORTHEASTERLY LINES SAID LOT 17 EXTENDED SOUTHEASTERLY TO THE CENTER LINE THEREOF, AS VACATED BY ORDINANCE OF THE CITY OF CHICAGO, DATED MAY 14, 1969 AS DOCUMENT NO. 20929725, ALL IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 18 TO 23, BOTH INCLUSIVE, IN BLOCK 6 IN FULLERTON'S ADDITION TO CHICAGO IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1 TO 9, BOTH INCLUSIVE AND LOT 10 (EXCEPT THE SOUTHEASTERLY 7.5 FEET THEREOF) IN BLOCK 5 IN FULLERTON'S ADDITION TO CHICAGO IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE SOUTHEASTERLY HALF OF VACATED WOLCOTT AVENUE LYING NORTHWESTERLY OF AND ADJOINING LOT 1 IN BLOCK 5 AND LYING BETWEEN THE SOUTHWESTERLY AND NORTHEASTERLY LINES OF SAID LOT 1 EXTENDED NORTHWESTERLY TO THE CENTER LINE THEREOF, AS VACATED BY ORDINANCE BY THE CITY OF CHICAGO, DATED MAY 14, 1969 AS DOCUMENT NO. 20929725, ALL IN BLOCK 5 IN FULLERTON'S ADDITION TO CHICAGO IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 29, 30 AND 31 IN BLOCK 5 IN FULLERTON'S ADDITION TO CHICAGO IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

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LOTS 20 AND 21 IN BLOCK 2 AND LOTS 1, 2, 3, 4 AND THE NORTHWESTERLY 11 FEET OF LOT 5 (MEASURED AT RIGHT ANGLES OF THE NORTHWESTERLY LINE OF SAID LOT 5) IN BLOCK 3 IN FULLERTON'S ADDITION TO CHICAGO; ALSO VACATED ALLEY LYING NORTHWESTERLY OF WEBSTER AVENUE AND BETWEEN SAID LOTS AND THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY'S RIGHT OF WAY AND SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF LOT 20 IN BLOCK 2 AFORESAID EXTENDED; ALSO THE VACATED PORTION OF BINZO STREET, BETWEEN LISTER AVENUE AND THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD, BEING THE PORTION OF SAID STREET LYING BETWEEN SAID BLOCKS 2 AND 3 IN SECTIONS 30 AND 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 14-31-204-012, -013, -014, -015, -016, -017, -021, -022, and -033
14-31-205-004, -019, -20, and -022
14-31-207-020, -063, -064, -066

Commonly known as: 2278 North Elston Avenue, Chicago, Illinois

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EXHIBIT B

Permitted Exceptions

1. Acts of Purchaser, and those claiming by, through and under Purchaser.
2. General and special taxes and assessments not yet delinquent.
3. Covenants, conditions, restrictions and private or public utility easements of record.
4. Zoning, building and other governmental and quasi-governmental laws, codes and regulations.
5. Water rights claims, or title to water.
6. Matters as shown on survey by Gremley & Biedermann dated May 24, 2007, Order No. 2006-06786-001 last revised June 1, 2007, including the following:
 - Encroachment of the fence along the North line Lots 5, 6 & 7 of Parcel 1 from 0.37 feet at the Northwesterly corner to 2.16 feet at the Northeasterly corner;
 - Encroachment of the fence along the North and South lines of Parcel 3;
 - Overhang at the southwesterly corner of Parcel 6 over onto the land west and adjoining; and
 - Encroachment of the fence along the south and east line of Parcel 7.