

# UNOFFICIAL COPY



Doc#: 0732705101 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/23/2007 02:10 PM Pg: 1 of 5

ABOVE SPACE FOR RECORDER'S USE ONLY

136611

## SPECIAL WARRANTY DEED

THIS INDENTURE is made as of November 20, 2007, between Coru 21, LLC, an Illinois limited liability company, whose address is 55 East Erie Street, SH1, Chicago, IL 60611 ("Grantor"), and Renaissance 21 Venture, L.L.C., an Illinois limited liability company ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor GRANTS, BARGAINS, and SELLS to Grantee, all the real estate, situated in Cook County in the State of Illinois, known and described on Exhibit "A" attached hereto and made a part hereof;

Together with all and singular the hereditaments and appurtenances 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 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 Grantee and its successors and assigns. And Grantor, for itself, and its successors, does covenant, promise, and agree to and with Grantee, its successors and assigns, that Grantor 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, WILL WARRANT AND DEFEND, subject to the permitted exceptions described on Exhibit "A".

Grantor has caused this Deed to be signed the day and year first above written.

Coru 21, LLC

By: 

Christine K. Chuning, formerly known as  
Christine K. Chun, Manager

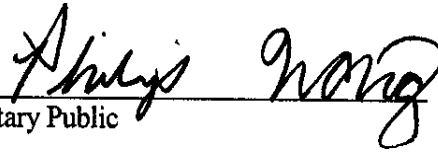
BOX 441

# UNOFFICIAL COPY


STATE OF ILLINOIS     )  
  )     SS  
COUNTY OF COOK     )

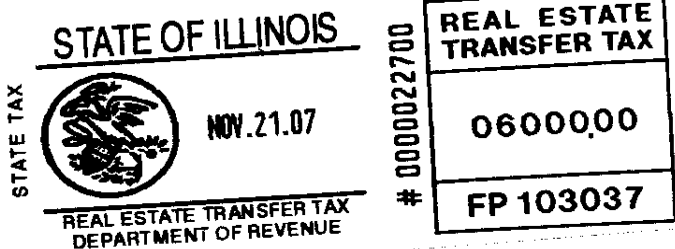
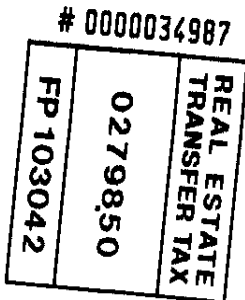
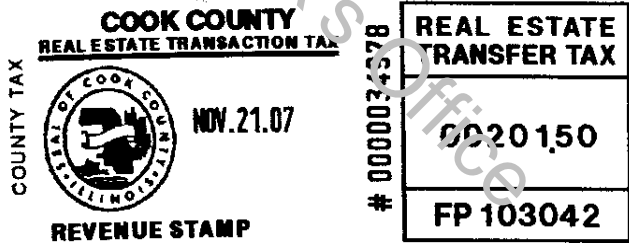
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christine K. Chuning, formerly known as Christine K. Chun, personally known to me to be the Manager of Coru 21, LLC, an Illinois limited liability company, acknowledged that she signed, sealed, and delivered said instrument as her own free and voluntary act, and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 20 day of November, 2007.

  
\_\_\_\_\_  
Notary Public



City of Chicago     Real Estate  
Dept. of Revenue     Transfer Stamp  
53679      \$45,000.00  
11/21/2007 13:59     Batch 09382 64



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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### Parcel 1:

Lots 1, 2, 3, and 4 in the Subdivision of Lots 5 to 8, inclusive, in John B. Gest's Subdivision of that part North of 21<sup>st</sup> Street of Lot 4 in Block 38 in Canal Trustees' Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Lots 1, 2, 3, and 4 in John B. Gest's Subdivision of that part North of 21<sup>st</sup> Street of Lot 4 in Block 38 in Canal Trustees' Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; also

Lots 19 to 22, 25 to 28, 31 to 34, 37 to 40, 43 to 46, 49 to 52, 55 to 58, and 61 to 64 and all of the North-South 14-foot vacated alley lying East of and adjoining Lots 19, 22, 25, 28, 31, 34, 37, 40, 43, 46, 49, 52, 55, 58, 61, and 64, and West of and adjoining Lots 20, 21, 26, 27, 32, 33, 38, 39, 44, 45, 50, 51, 56, 57, 62, and 63, all in the Subdivision of Lot 1 in Block 38 in Canal Trustees' Subdivision of the West ½ and so much of the South East ¼ as lies West of the South branch of the Chicago River of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

That part of Lot 4 in Block 38 in Canal Trustees' Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing on a point on the East line of said Lot 4 on the South line of 21<sup>st</sup> Street and running thence South on the West line of Jefferson Street, 140 feet; thence West parallel with the South line of 21<sup>st</sup> Street, 234 feet and 1 7/8 inches; thence North parallel with the West line of Jefferson Street, 140 feet to the South line of 21<sup>st</sup> Street; thence East to the point of beginning (except therefrom that part falling within the following described tract of land: That part of Lot 4 in Block 38 in Canal Trustee's Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point on the East line of said Lot 4 (being the West line of vacated South Jefferson Street), 295.00 feet North of the North line of West 22<sup>nd</sup> Street; thence West parallel with the North line of said West 22<sup>nd</sup> Street, a distance of 233.96 feet; thence North 71.84 feet to a point 234.03 feet West of the West line of said vacated South Jefferson Street; thence East parallel with the North line of said West 22<sup>nd</sup> Street, a distance of 234.04 feet to a point on the West line of said vacated South Jefferson Street; thence South along the West line of said vacated South Jefferson Street, a distance of 71.84 feet to the point of beginning).

That part of Lot 4 in Block 38 in Canal Trustees' Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at a point on the East line of said Lot 4 (being the West line of vacated South Jefferson Street), 366.84 feet North of West 22<sup>nd</sup> Street; thence West parallel with the North line of said West 22<sup>nd</sup> Street, a distance of 234.03 feet to the point of beginning; thence continuing West parallel with the North line of said West 22<sup>nd</sup> Street, a distance of 129.71 feet to a point on the West line of said Lot 4; thence North along the West line of said Lot 4, a distance of 129.78 feet to a point on the South line of vacated West 21<sup>st</sup> Street; thence East along the South line of said vacated West 21<sup>st</sup> Street, a distance of 129.70 feet to a point 234.16 feet West of the West line of said vacated South Jefferson Street; thence South, a distance of 129.43 feet to the point of beginning.

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Parcel 3:

That portion of the West ½ of vacated South Jefferson Street, 66 feet wide, lying South of and adjoining the Westward prolongation of the South line of vacated West 20<sup>th</sup> Place and North of and adjoining a line which is 366.84 feet North of and parallel with the North line of West 22<sup>nd</sup> Street;

All of the portion of vacated West 21<sup>st</sup> Street, 60 feet wide, which portion lies West of and adjoining the West line of South Jefferson Street (as said West line is extended through said West 21<sup>st</sup> Street) and East of and adjoining the Southward extension of the center line of vacated South Desplaines Street, as extended Southward to the South line of vacated West 21<sup>st</sup> Street;

That portion of the East ½ of vacated South Desplaines Street, 50 feet wide, which portion lies North of and adjoining the North line of vacated West 21<sup>st</sup> Street, as said North line is extended through said vacated South Desplaines Street, and lying South of and adjoining the Eastward extension of the South line of the North 20 feet of Lot 59 in the Subdivision of Lot 1 in Block 38 of Canal Trustees' Subdivision aforesaid;

The South ½ of vacated West 21<sup>st</sup> Street, 60 feet wide, lying West of and adjoining the center line of vacated South Desplaines Street extended Southward to the South line of said vacated West 21<sup>st</sup> Street and lying East of and adjoining the Northward extension of the West line of Lot 4 in Block 38 in said Canal Trustees' Subdivision;

All in the South West ¼ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Parcel 4:

Easement for the benefit of Parcels 1, 2, and 3 for ingress and egress as created by Declaration of Easement dated February 29, 2000, and recorded April 28, 2000, as document number 00300044 and re-recorded January 31, 2005, as document 0503133180 over and upon:

The East ½ of vacated Jefferson Street adjacent to Lot 3 in Block 37 in Canal Trustees' Subdivision of the West ½ and so much of the South East ¼ as lies West of the South branch of the Chicago River of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and the South 12 feet of vacated 20<sup>th</sup> Place adjacent to Lot 3 aforesaid and extending to the western most boundary of said easement

Address: West 21<sup>st</sup> Street and South Jefferson Street  
Chicago, IL 60616

PIN: 17-21-323-005-0000  
17-21-323-006-0000  
17-21-323-007-0000  
17-21-323-008-0000  
17-21-323-009-0000  
17-21-323-010-0000  
17-21-323-011-0000  
17-21-323-012-0000  
17-21-323-013-0000  
17-21-323-018-0000

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17-21-323-029-0000  
17-21-323-030-0000  
17-21-323-038-0000  
17-21-323-039-0000  
17-21-330-007-0000

Subject to:

1. Declaration of Easement dated February 29, 2000, and recorded April 28, 2000, as document number 00300044 and re-recorded January 31, 2005, as document number 0503133180.
2. Rights of the adjoining owner or owners to the concurrent use of the easement described in the Declaration of Easement dated February 29, 2000, and recorded April 28, 2000, as document number 00300044 and re-recorded January 31, 2005, as document number 0503133180
3. Rights of the City of Chicago, the State of Illinois, the public and adjoining owners in and to those parts of the land falling in vacated streets and alleys.
4. Rights of the public or quasi-public utilities, if any, in said vacated streets and alleys.
5. Rights of way for railroad and spur tracks.
6. Easement as created by Grant to Commonwealth Edison recorded August 20, 1940, as document number 12533178.
7. Easement as created by Grant to Commonwealth Edison recorded October 14, 1954, as document number 16043261.
8. Easement as created by Grant to Commonwealth Edison recorded April 30, 1971, as document number 21464630.
9. Easement as created by Grant to Commonwealth Edison recorded April 30, 1971, as document number 21464632.
10. Easement as created by Grant to Peoples Gas, Light and Coke Company recorded October 14, 1988, as document number 88475160.
11. Existing encroachments.

This instrument was prepared by:

Philip Wong  
Holland & Knight, LLP  
131 South Dearborn Street  
30<sup>th</sup> Floor  
Chicago, IL 60603

After recording, mail to:

Edward Y. Lau  
Edward Y. Lau & Associates  
30 North LaSalle Street, Suite 3900  
Chicago, IL 60602