

# UNOFFICIAL COPY

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243



Doc#: 0736209181 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2007 02:38 PM Pg: 1 of 5

# WARRANTY DEED

Property of Cook County Clerk's Office

(BL)  
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**UNOFFICIAL COPY****SPECIAL WARRANTY DEED  
(Illinois)**

THIS INDENTURE, made as of the 26<sup>th</sup> day of **December, 2007** between **ERIE CANAL, LLC**, an Illinois limited liability company, party of the first part, and **9 WEST ERIE, LLC**, an Illinois limited liability company, 27 E. Monroe Street, Suite 1400 Chicago, IL 60603, Attention: William E. Warman, party of the second part, *WITNESSETH*, that the party of the first part, for and in consideration of the sum of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, by these presents does **CONVEY AND WARRANT SPECIALLY** unto the party of the second part, and to its heirs and assigns, **FOREVER**, all of the following described Real Estate situated in the County of Cook, in the State of ILLINOIS known and described as follows, to-wit:

1286  
|  
**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

Common Address: 5-9 West Erie Street, Chicago, Illinois 60610

Permanent Index Number: 17-09-227-007, 008, 017, 018 and 019

Subject to: See Permitted Exceptions, Exhibit "B" attached hereto.

Together with all and singular rights, hereditaments and appurtenances thereunto belonging, or in any way 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 party of the first part, 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 party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 party of the first part will defend the same against the lawful claims of all persons claiming by, through or under party of the first part, but not otherwise.

543050

**STEWART TITLE OF ILLINOIS**  
Commercial Division  
2 N. LaSalle St., Suite 1400  
Chicago, IL 60602  
312-849-4400

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

ERIE CANAL, LLC, an Illinois limited liability company  
BY: Aspen Chicago Management LLC

By: [Signature]  
Name: Ulysses Sherman  
Its: agent

STATE OF Oregon  
COUNTY OF Multnomah SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Ulysses Sherman personally known to me to be the Agent of Aspen Chicago Management LLC which is the Manager of Erie Canal LLC, an Illinois limited liability company, and 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 severally acknowledged that as such Director of Transactions, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

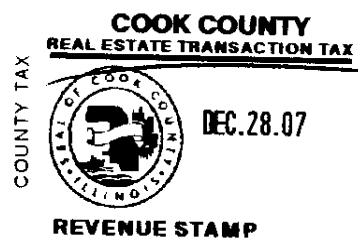
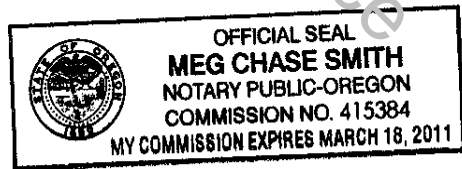
Given under my hand and official seal, this 24th day of December, 2007.

[Signature]  
NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY:**  
BENJAMIN RANDALL,  
Randall & Kenig, LLP  
455 North Cityfront Plaza, Suite 2510  
Chicago, Illinois 60611

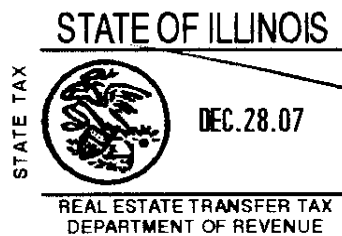
**AFTER RECORDING, PLEASE MAIL TO:**  
MURRAY J. LEWISON  
Johnson and Colmar  
300 South Wacker Drive, Suite 1000  
Chicago, Illinois 60606

**PLEASE MAIL TAX BILLS TO:**  
9 WEST ERIE, LLC,  
27 E. Monroe Street  
Suite 1400  
Chicago, IL 60603  
Attention: William E. Warman



REAL ESTATE TRANSFER TAX
0175750
FP 102810

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REAL ESTATE TRANSFER TAX
0351500
FP 102804

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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: A PART OF LOTS 1 AND 2 OF ASSESSORS DIVISION OF LOT 16 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO AND THE NORTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT 1, 20 FEET 2 INCHES WEST OF THE NORTH EAST CORNER OF SAID LOT 1; RUNNING THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOTS 1 AND 2, 51 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE WEST ON THE SOUTH LINE OF SAID LOT 2, 19 FEET AND 4 INCHES; THENCE NORTH ON LINE PARALLEL WITH THE EAST LINE OF SAID LOTS 1 AND 2, 51 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EAST 19 FEET 4 INCHES TO THE PLACE OF BEGINNING IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF LOT 1 OF ASSESSORS DIVISION OF LOT 16 IN BLOCK 24 OF WOLCOTT'S ADDITION TO CHICAGO AND THE NORTH 1/2 OF BLOCK 37 OF KINZIE'S ADDITION TO CHICAGO, 39 FEET 6 INCHES WEST OF THE NORTH EAST CORNER OF SAID LOT 1; THENCE RUNNING SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 1 AND LOT 2 IN SAID ASSESSOR'S DIVISION, 51 FEET TO THE SOUTH LINE OF THE SAID LOT 2; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 19 FEET 4 INCHES; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOTS 1 AND 2, 51 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EAST 19 FEET 4 INCHES TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE WEST 20.66 FEET OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF LOT 16 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO WITH THE NORTH 1/2 OF BLOCK 37 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOT 14 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: LOT 15 IN BLOCK 24 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5-9 West Erie Street, Chicago, Illinois 60610

PINs: 17-09-227-007-0000      17-09-227-018-0000  
 17-09-227-008-0000      17-09-227-019-0000  
 17-09-227-017-0000

CITY TAX

CITY OF CHICAGO

DEC. 27. 07

# 0000024740

REAL ESTATE TRANSFER TAX
06591.00
FP 102807

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

CITY TAX

CITY OF CHICAGO

DEC. 27. 07

# 0000024739

REAL ESTATE TRANSFER TAX
06590.50
FP 102807

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE


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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

Real estate taxes not yet due or payable at the time of closing.

1. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as document 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
2. Terms, conditions and provisions contained in the parking lease as disclosed by a Memorandum of Parking Lease recorded March 20, 2007 as Document 0707939077 by and between Erie Canal, LLC, an Illinois limited liability company, as landlord, and Illinois Bell Telephone Company d/b/a AT&T Illinois, as Tenant
3. Unrecorded lease dated March 1, 2007 between Erie Canal, LLC, as Landlord and Benihana of Chicago, Inc., as Tenant.
4. Encroachment of the fire escape located mainly on the building located south of parcel 4 over the south lien of parcel 4 by up to 2 feet, as disclosed on the survey by Chicago Guarantee Survey, Order No. 0406018, dated July 30, 2004.
6. Unrecorded Lease dated May 17, 2007 between Erie Canal, LLC, as Landlord and GP Parking, Inc, as Tenant.
7. Unrecorded Lease dated April Landlord, 2007 between Erie Canal, LLC, as Landlord and The Lamar Companies, as Tenant.
8. Provisions of Ordinance recorded as Document 91075184
9. Acts of Purchaser and parties acting through Grantee, hereunder
10. Applicable zoning and building ordinances and land use regulations

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX	
CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	DEC. 27. 07	# 0000024738	0659050
			FP 102807

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX	
CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	DEC. 27. 07	# 0000024737	0659050
			FP 102807