



Doc#: 0736541061 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/31/2007 10:42 AM Pg: 1 of 5

**SPECIAL WARRANTY DEED**  
**Statutory (Illinois)**

THIS INSTRUMENT PREPARED BY:  
Thompson Coburn LLP  
One US Bank Plaza  
St. Louis, Missouri 63101  
Attention: Steven D. Graham, Esq.

MAIL TAX STATEMENTS TO:  
18 Columbia Turnpike  
Florham Park, NJ 07932

THIS SPECIAL WARRANTY DEED is made as of the 28 day of December, 2007 between ILLINOIS BELL TELEPHONE COMPANY, an Illinois corporation, with an address of c/o AT&T Services, Inc., 255 W. Randolph, 13<sup>th</sup> Floor, Chicago, Illinois 60606 ("Grantor"), and Oakwood Chicago Associates, LLC, a Delaware limited liability company, as to an undivided Sixty-Three and Seven Thousand Four Hundred Seventy-Six ten thousandths percent (63.7476%) interest as a tenant in common, Elmwood Chicago Associates, LLC, a Delaware limited liability company, as to an undivided Four and Four Thousand Forty-Six ten thousandths percent (4.4046%) interest as a tenant in common, Landings Chicago Associates, LLC, a Delaware limited liability company, as to an undivided Thirteen and Seven Thousand Four Hundred Sixty-One ten thousandths percent (13.7461%) interest as a tenant in common, and Walkkill Chicago Associates, LLC, a Delaware limited liability company as to an undivided Eighteen and One Thousand Seventeen ten thousandths percent (18.1017%) interest as a tenant in common, each with an address of 18 Columbia Turnpike, Florham Park, NJ 07932 (collectively, "Grantee").

RECORDER'S STAMP

WITNESSETH, that Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does GRANT, BARGAIN and SELL unto Grantee, and to its successors and assigns, FOREVER all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit (the "Property"):

See Exhibit A attached hereto and made a part hereof.

Property Tax ID: #17-09-443-001-0000 #17-09-443-004-0000 #17-09-444-016-0000  
#17-09-443-002-0000 #17-09-443-005-0000 #17-09-444-020-0000  
#17-09-443-003-0000 #17-09-444-001-0000 (PT)

Property Address: 225 W. Randolph Street, Chicago, Illinois 60606

THE CONVEYANCE EVIDENCED hereby and Grantor's warranty of title contained herein are expressly made SUBJECT TO those exceptions set forth in Exhibit B attached hereto and made a part hereof by reference (the "Permitted Exceptions").


01-MTL-1K  
30 x 400  
0536515 ① of 10

# UNOFFICIAL COPY

TO HAVE AND TO HOLD the Property and all rights, privileges and appurtenances thereto belonging to the Grantee in fee simple. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will WARRANT AND DEFEND the title against the lawful claims of all persons claiming by, under or through Grantor, but none other, excepting, however, the Permitted Exceptions.

[Signature Appears on the Following Page.]

COUNTY TAX  
REVENUE STAMP



**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX


JAN.-3.08

# 0000036646


REAL ESTATE TRANSFER TAX
37865.50
FP 103042

City of Chicago  
Dept. of Revenue  
540032  
12/31/2007 10:14 Batch 11857 39

Real Estate Transfer Stamp  
\$582,967.50



STATE TAX



**STATE OF ILLINOIS**  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


JAN.-3.08

# 0000024373


REAL ESTATE TRANSFER TAX
7573.100
FP 103037

City of Chicago  
Dept. of Revenue  
540030  
12/31/2007 10:13 Batch 11857 39

Real Estate Transfer Stamp  
\$742,500.00



COUNTY TAX  
REVENUE STAMP



**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX


JAN.-3.08

# 0000036645


REAL ESTATE TRANSFER TAX
99999.00
FP 103042

City of Chicago  
Dept. of Revenue  
540028  
12/31/2007 10:13 Batch 11857 39

Real Estate Transfer Stamp  
\$742,500.00



STATE TAX




**STATE OF ILLINOIS**  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

JAN.-3.08

# 0000024371

REAL ESTATE TRANSFER TAX
99999.00
FP 103037

STATE TAX



**STATE OF ILLINOIS**  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

JAN.-3.08


# 0000024372

REAL ESTATE TRANSFER TAX
99999.00
FP 103037

# UNOFFICIAL COPY

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

**ILLINOIS BELL TELEPHONE COMPANY,**  
an Illinois corporation

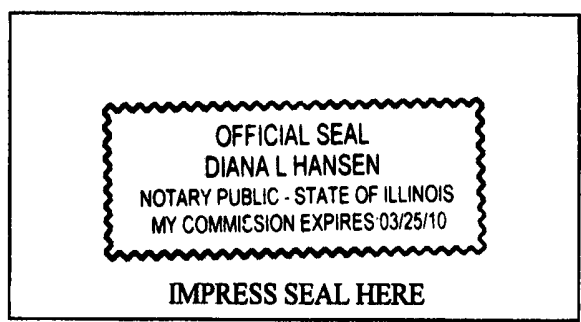
By:   
Print Name: Joseph D. Buckman  
Title: Director of Transactions

STATE OF ILLINOIS            )  
  ) ss  
COUNTY OF COOK            )

The foregoing instrument was acknowledged before me this 28 day of December, 2007 by Joseph D. Buckman, to me personally known, and who being by me duly sworn, did say that he is the Director of Transactions of **ILLINOIS BELL TELEPHONE COMPANY**, an Illinois corporation, and acknowledged that said instrument was signed on behalf of said corporation, by authority of its board of directors and as its free act and deed.

  
Notary Public

My commission expires on March 25, 2010



**AFTER RECORDING, MAIL TO:**  
Oakwood Chicago Associates, LLC  
Elmwood Chicago Associates, LLC  
Landings Chicago Associates, LLC  
Wallkill Chicago Associates, LLC  
c/o RBS Greenwich Capital  
600 Steamboat Road  
Greenwich, CT 06830-7149

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**EXHIBIT A TO SPECIAL WARRANTY DEED**  
**LEGAL DESCRIPTION OF THE PROPERTY**

PARCEL 1:

LOTS 2, 3 AND 4 (EXCEPT THAT PART OF LOT 2 DEDICATED FOR PUBLIC ALLEY BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 18928994) IN BLOCK 41 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF VACATED WEST COURT PLACE LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 2, 3 AND 4 AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 6, ALL IN BLOCK 41 IN ORIGINAL TOWN OF CHICAGO AFORESAID; LYING NORTH OF AND ADJOINING THE NORTH LINE OF SUB-LOT 1 OF LOT 5 AND THE NORTH LINE OF SUB-LOTS 1, 2 AND 3 OF LOT 7, AND LYING WEST OF AND ADJOINING THE EAST LINE OF SAID SUB-LOT 3 OF LOT 7 PRODUCED NORTH 18 FEET, ALL IN BLOCK 41 IN ORIGINAL TOWN OF CHICAGO AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## EXHIBIT B PERMITTED EXCEPTIONS

All conditions, restrictions, easements, ordinances, zoning laws and any other matters of record, if any, all real estate taxes and assessments subsequent to 2007, and any encroachment, easement, encumbrance, violation, variation or adverse circumstance that could be disclosed by an accurate and complete survey, including but not limited to those set forth in title commitment #1401-008336515D1 issued by Chicago Title Insurance Company and/or the Survey prepared by Chicago Guarantee Survey Company, being Job #0605010, dated October 23, 2007 and as revised to date.