



Doc#: 0800442141 Fee: \$36.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2008 01:40 PM Pg: 1 of 7

SPECIAL  
WARRANTY DEED  
ILLINOIS STATUTORY

Property of Cook County Clerk's Office

THE GRANTOR, 4500 SOUTH KOLIN, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois as to an undivided 50% interest and pursuant to authority given by the Members and Managers of said company, WALL'S, INC., an Illinois corporation as to an undivided 38.45% interest and CAMBONI'S INCORPORATED, an Illinois corporation as to an undivided 11.55% interest, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantee, 4500 VENTNOR AVENUE, LLC, a Delaware limited liability company whose address is 4201 West 36<sup>th</sup> Street, Suite 320, Chicago, State of Illinois, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

SUBJECT TO: Exceptions set forth on Exhibit B attached hereto and incorporated by this reference.

Permanent Real Estate Index Number: 19-03-400-096-0000 and 19-03-400-183-0000  
Address of Real Estate: 4500 S. Kolin, Chicago, Illinois

Together with all and singular the hereditaments, easements and appurtenances thereunto belonging, or in anywise appertaining, and the revision or revisions, remainder or 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, above described, with the appurtenances, unto the Grantee, forever.

Box 400-CTCC

837/805  
2015 CTI 01 JYok

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Grantor, for itself, and its successors, does covenant, promises and agree to and with the Grantee that it has not done, or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those exceptions set forth on Exhibit B.

**IN WITNESS WHEREOF**, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Calvin D. Boender, Manager of 4500 SOUTH KOLIN, LLC, an Illinois limited liability company this 28<sup>th</sup> day of December, 2007.

4500 SOUTH KOLIN, LLC,  
an Illinois limited liability company

By:   
Calvin D. Boender, Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Calvin D. Boender, personally known to me to be the Manager of 4500 SOUTH KOLIN, 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 acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.


Given under my hand and official seal, this 28<sup>th</sup> day of December, 2007.


  
Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH 2, Sec. 200.1-2 (B) OF PARAGRAPH 1, SEC. 200. 1-4 (B), OF THE CHICAGO TRANSFER TAX ORDINANCE.

12/27/07  
DATE  BUYER, SELLER OR REPRESENTATIVE

|   |                          |
|---|--------------------------|
| STATE OF ILLINOIS   |                          |
|  | JAN. -3.08               |
| STATE TAX   | REAL ESTATE TRANSFER TAX |
| # 0000008967  | 0770000                  |
|   | FP 103024                |
| REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE                                      |                          |

|   |                          |
|---|--------------------------|
| COOK COUNTY   |                          |
| REAL ESTATE TRANSACTION TAX   |                          |
|  | JAN. -3.08               |
| COUNTY TAX  | REAL ESTATE TRANSFER TAX |
| # 0000007027  | 0385000                  |
|   | FP 103022                |
| REVENUE STAMP   |                          |

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IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Peter Camboni, President of WALL'S, INC., an Illinois corporation this 27 day of December, 2007.

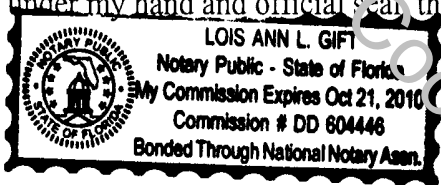
WALL'S, INC., an Illinois corporation

BY: Peter Camboni President  
Peter Camboni, its President

Florida Manatee  
STATE OF ILLINOIS, COUNTY OF ~~COOK~~ ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Peter Camboni, personally known to me to be the President of WALL'S INC. an Illinois corporation 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 acknowledged that as such President, he signed and delivered the said instrument as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of December, 2007.



Lois Ann L. Gift  
Notary Public

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Peter Camboni, President of CAMBONI'S INCORPORATED an Illinois corporation this 27 day of December, 2007.

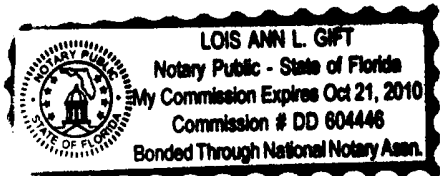
CAMBONI'S INCORPORATED,  
an Illinois corporation

BY: Peter Camboni Pres.  
Peter Camboni, its President

Florida Manatee  
STATE OF ILLINOIS, COUNTY OF ~~COOK~~ ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Peter Camboni, personally known to me to be the President of CAMBONI'S INCORPORATED, an Illinois corporation 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 acknowledged that as such President, he signed and delivered the said instrument as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of December, 2007.



Lois Ann L. Gift  
Notary Public

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF LOT 'B' IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS IN BOOK 67 OF PLATS PAGE 44 ON APRIL 29, 1897 AS DOCUMENT 2530529, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET), (HEREINAFTER DEFINED), SAID SOUTH LINE OF WEST 45TH STREET, BEING 1366.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTERLINE OF SECTION 3 (HEREINAFTER DEFINED), SAID POINT BEING 1.93 FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 3 (HEREINAFTER DEFINED); THENCE EAST ALONG SAID SOUTH LINE OF WEST 45TH STREET TO A POINT ON THE WEST LINE OF SOUTH KOLIN AVENUE (A PRIVATE STREET), SAID WEST LINE BEING 236.93 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE SOUTH ALONG SAID WEST LINE OF SOUTH KOLIN AVENUE TO A POINT IN A LINE 1666.32 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTERLINE OF SECTION 3; THENCE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE TO A POINT 201.07 FEET WEST OF THE SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN A LINE 1.93 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTERLINE OF SECTION 3, SAID POINT BEING 1644.22 FEET SOUTH OF SAID EAST AND WEST CENTERLINE; THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE 277.9 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF LOT 'B' IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN OFFICE OF RECORDS OF COOK COUNTY, ILLINOIS ON APRIL 29, 1897 IN BOOK 67 OF PLATS PAGE 44 AS DOCUMENT 2530529, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET), SAID SOUTH LINE OF WEST 45TH STREET, BEING 1366.32 FEET SOUTH OF AND PARALLEL TO EAST AND WEST CENTERLINE OF SECTION 3, SAID POINT BEING 458.07 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE EAST ALONG SAID SOUTH LINE OF WEST 45TH STREET TO A POINT IN A LINE PARALLEL TO AND 1.93 FEET EAST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT 1644.22 FEET SOUTH OF SAID EAST AND WEST CENTERLINE OF SECTION 3; THENCE SOUTHWESTERLY TO A POINT IN A LINE 1666.32 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTERLINE OF SECTION 3, SAID POINT BEING 201.07 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE TO A POINT OF CURVE 552.97 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE NORTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 326.85 FEET, AN ARC DISTANCE OF 131.21 FEET, MORE OR LESS TO A POINT OF COMPOUND CURVE 1640.34 FEET SOUTH OF SAID EAST AND WEST CENTERLINE AND 680.53 FEET WEST OF SAID NORTH

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AND SOUTH CENTERLINE; THENCE CONTINUING NORTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 755.49 FEET, AN ARC DISTANCE OF 65.93 FEET, MORE OR LESS TO A POINT 1611.96 FEET SOUTH OF SAID EAST AND WEST CENTERLINE AND 739.85 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE SOUTHEASTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 310.62 FEET, AN ARC DISTANCE OF 151.80 FEET, MORE OR LESS TO A POINT IN A LINE PARALLEL TO AND 1648.32 FEET SOUTH OF SAID EAST AND WEST CENTERLINE, SAID POINT BEING 594.24 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT IN A LINE PARALLEL TO AND 458.07 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF LOT 'B' IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS IN BOOK 67 OF PLATS PAGE 44 ON APRIL 29, 1897, AS DOCUMENT 2530529, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET) AND A LINE PARALLEL TO AND 458.07 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 3, SAID PARALLEL LINE BEING THE WESTERLY BOUNDARY LINE OF THE LAND CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED JANUARY 7, 1947 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON FEBRUARY 6, 1947 IN BOOK 41948 AT PAGE 150 AS DOCUMENT 13990515; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 1648.32 FEET SOUTH OF THE EAST AND WEST CENTERLINE OF SAID SECTION 3; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT 594.24 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE NORTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 310.62 FEET, AN ARC DISTANCE OF 151.80 FEET, MORE OR LESS TO A POINT 1611.96 FEET SOUTH OF SAID EAST AND WEST CENTERLINE OF SECTION 3 AND 739.85 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3, THE TWO (2) LAST MENTIONED COURSES BEING THE NORTHERLY AND NORTHEASTERLY BOUNDARY LINE, AT THIS POINT OF THE SAID LAND CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED JANUARY 7, 1947 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, ON FEBRUARY 6, 1947 IN BOOK 41948 AT PAGE 150 AS DOCUMENT 13990515; THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 310.62 FEET, AN ARC DISTANCE OF 267.89 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY LINE, AT THIS POINT, OF THE PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE FIRST NATIONAL BANK OF CHICAGO, BY DEED DATED MARCH 6, 1951, AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 8, 1951, IN BOOK 46556, AT PAGE 458 AS DOCUMENT 15026337, SAID POINT OF INTERSECTION, BEING 1405.38 FEET SOUTH OF SAID EAST AND WEST CENTERLINE OF SECTION 3; THENCE NORTH ALONG THE LAST DESCRIBED LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF WEST 45TH STREET; THENCE EAST ALONG THE SOUTH LINE OF WEST 45TH STREET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. THE FOREGOING DESCRIPTIONS ARE BASED ON THE FOLLOWING DEFINITIONS: WEST 45TH STREET (A PRIVATE STREET) IS DEFINED AS A STRIP OF LAND, LYING IN LOT 'B' OF THE SUBDIVISION RECORDED ON APRIL 29, 1897 IN BOOK 67 OF PLATS PAGE 44 AS



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DOCUMENT 2530529, WHICH IS 66.00 FEET IN WIDTH, EXTENDING WESTERLY FROM THE WEST LINE OF SOUTH KOLIN AVENUE EXTENDED NORTHERLY, (SAID WEST LINE OF SOUTH KOLIN AVENUE, BEING 236.93 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTERLINE OF SECTION 3) TO THE WESTERLY BOUNDARY LINE (WHERE SAME EXTENDS ACROSS THE 66-FOOT STRIP) OF A PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE FIRST NATIONAL BANK OF CHICAGO, BY DEED DATED MARCH 6, 1951 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 8, 1951 IN BOOK 46556 AT PAGE 458 AS DOCUMENT 15026337, THE SOUTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 1366.32 FEET SOUTH OF THE EAST AND WEST CENTERLINE OF SECTION 3 THE NORTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 66.00 FEET NORTH OF THE SOUTH LINE OF SAID STRIP; THE EAST AND WEST CENTERLINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3, MEASURED 2597.19 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2669.84 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3 TO A POINT ON THE WEST LINE OF SAID SECTION 3 MEASURED 2598.77 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 3 AND MEASURED 2661.19 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 3; THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3 MEASURED 2648.14 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2642.84 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 3 TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 MEASURED 2669.27 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION AND MEASURED 2638.04 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 3, ALL IN COOK COUNTY ILLINOIS.

ADDRESS: 4500 SOUTH KOLIN, CHICAGO ILLINOIS

PINS: 19-03-400-096-0000 AND 19-03-400-188-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO THE PROPERTY WEST OF AND ADJOINING BY APPROXIMATELY 28.10 FEET AND SOUTHWESTERLY OF AND ADJOINING BY APPROXIMATELY 0.21 OF A FOOT TO 30.33 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2004-01263-001, DATED JULY 1, 2004 AND LAST REVISED MAY 19, 2007 PREPARED BY GREMLEY & BIEDERMAN, INC.

2. ENCROACHMENT OF BUILDING LOCATED MAINLY ON THE LAND OVER AND ONTO THE LAND SOUTH OF AND ADJOINING BY 0.06 TO 0.13 OF A FOOT AS DISCLOSED BY PLAT OF SURVEY NUMBER 2004-01263-001, DATED JULY 1, 2004 AND LAST REVISED MAY 19, 2007 PREPARED BY GREMLEY & BIEDERMAN, INC.

3. ENCROACHMENT OF RAIN GUTTERS AND DOWNSPOUTS LOCATED ON BRICK BUILDING OF SUBJECT LAND ONTO LAND ADJOINING OVER SOUTH PROPERTY LINE IN EIGHT (8) PLACES (NO DIMENSIONS GIVEN), HYDRANTS ON THE BUILDING ONTO THE LAND NORTH AND EAST BY AN UNDISCLOSED AMOUNT, CLOTH AWNING ONTO THE LAND EAST AND ADJOINING AND GAS LINE RISER ONTO THE LAND NORTH AND ADJOINING, AS DISCLOSED BY PLAT OF SURVEY NUMBER 2004-01263-001, DATED JULY 1, 2004 AND LAST REVISED MAY 19, 2007 PREPARED BY GREMLEY & BIEDERMAN, INC.

4. TERMS, CONDITIONS, AND LIMITATIONS CONTAINED IN THE NO FURTHER REMEDIATION LETTER ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND RECORDED SEPTEMBER 10, 2007 AS DOCUMENT 0725356086.

5. RIGHTS OF THE FOLLOWING TENANTS, AS TENANTS ONLY, UNDER EXISTING UNRECORDED LEASES WITHOUT ANY OPTIONS TO PURCHASE:

Chicago Textile Corporation  
 La Tropicana Food, Inc.  
 Azteca Supply Co., and Illinois Corporation  
 Corbi Plastics, LLC

This instrument prepared by: Fuchs & Roselli, Ltd., 440 W. Randolph St., Ste. 500, Chicago, IL 60606

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|--|--|
| <p>MAIL TO:</p> <p>Kathryn Kovitz Arnold, Esq.<br/>         SHEFSKY &amp; FROELICH, LTD.<br/>         111 E. Wacker Drive, Suite 2800<br/>         Chicago, Illinois 60601</p> | <p>NAME AND ADDRESS OF TAX PAYER:</p> <p>4500 Ventnor Avenue, LLC<br/>         4201 West 36th Street, Suite 320<br/>         Chicago, Illinois 60632</p> |
|--|--|