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WARRANTY DEED



Doc#: 0818211070 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/30/2008 11:40 AM Pg: 1 of 5



This document prepared by:

When recorded mail to:

Alan B. Roth
Wildman Harrold Allen & Dixon
225 West Wacker
Chicago, Illinois 60606

Douglas L. Noren
Katten Muchin Rosenman LLP
525 West Monroe Street
Chicago, Illinois 60661

01080255 3 06 18 SW

SOMERSET - 2, LLC, a Delaware limited liability company and GBL - 2, LLC, a Delaware limited liability company, both having an address of c/o The Cornerstone Group, 1101 West Lake Street, Chicago, Illinois 60607 (collectively "Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby convey and warrant to **CATALYST 123 LLC, an Illinois limited liability company**, having an address of 500 North Dearborn, Suite 605, Chicago, IL 60610 ("Grantee"), the real estate located in Cook County, Illinois, as legally described in Exhibit A attached hereto.

Property Address: 123 North Desplaines, Chicago, Illinois

Permanent Index Number: 17-09-331-008-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the property in fee simple, for the uses and purposes set forth herein.

SUBJECT TO: general real estate taxes not due and payable at the time of closing and Permitted Title Exceptions on Exhibit B attached hereto and made a part hereof.

Dated: June 19, 2008.

[SIGNATURE OF GRANTOR ON IMMEDIATELY SUCCEEDING PAGE]

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SIGNATURE PAGE TO WARRANTY DEED

GRANTOR:

SOMERSET - 2, LLC, a Delaware limited liability company

By: 

Printed Name:
Title: Manager

GBL - 2, LLC, a Delaware limited liability company

By: 

Printed Name: Tim Sullivan
Title: Manager

Property of Cook County Clerk's Office

Mail Subsequent Tax Bills to:
Catalyst 123 LLC
500 North Dearborn, Suite 605
Chicago, Illinois 60610



REAL ESTATE TRANSFER TAX
0315000
FP 103042

0000043838

STATE TAX

STATE OF ILLINOIS



JUN. 30. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000031576

REAL ESTATE TRANSFER TAX
0630000
FP 103037

- 2 -

City of Chicago

Dept. of Revenue

555876

06/27/2008 16:30 Batch 11865 81



Real Estate

Transfer Stamp

\$66,150.00

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Sean Conlon, 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 the said instrument as his free and voluntary act and on behalf of Somerset - 2, LLC, as Manager for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of June, 2008.

Cynthia L Mables
Notary Public

My commission expires: August 13, 2011



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Tim Sullivan, 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 the said instrument as his free and voluntary act on behalf of GBL - 2, LLC, as Manager for the uses and purposes therein set forth.

Given under my hand and official seal this 19th day of June, 2008.

Cynthia L Mables
Notary Public

My commission expires: August 13, 2011



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EXHIBIT A

LEGAL DESCRIPTION

Lot 6 except the South 38.67 feet and except the North 1.243 feet in Block 47 in the Original Town of Chicago in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County Illinois.

Also described as:

The North 37 feet of Lot 6 (except the North 15 inches thereof) in Block 47 in the Original Town of Chicago Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Real Estate Taxes for the second installment of year 2007 and subsequent years not yet due and payable.
2. Rights of Walgreens Co., as Tenant under an unrecorded Lease dated August 2, 2006, as amended by Amendment dated September 12, 2007.
3. The land lies within the boundaries of Special Service Area Number 12, as disclosed by Substitute Ordinance dated February 19, 1991 as document number 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

Note: Affects the land and other property.

Note: No assessments thereunder are due and owing.

4. Matters disclosed on the survey prepared by Professional Associates Survey Inc. dated March 16, 2006, certified March 25, 2006 and last revised May 23, 2006 as follows:
 - a) Encroachment by the fence posts over the South line by 0.50 feet.