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WARRANTY DEED

88182118780

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:

g

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01080255

Alan B. Roth Wildman Harrold Agen & Dixon 225 West Wacker Chicago, Illinois 60606 When recorded mail to:

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

SOMERSET - 2, LLC, a Deliware 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 Sire of Chicago, Illinois 60607 (collectively "Grantor"), in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby a knowledged, do hereby convey and warrant to CATALYST 123 LLC, an Illinois limited liability company, having an address of 500 North Dearborn, Suite 605, Chicago, II. 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 Examption 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

Printed Name

Aitle: Manager

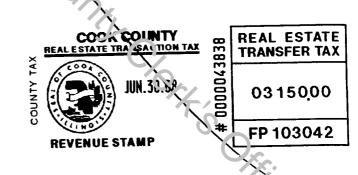
GBL - 2, LLC, a Delaware limited liability company

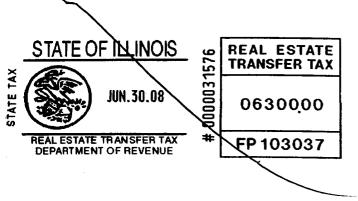
Bv:

Printed Name: Tim Sullivan

Title: Manager

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





City of Chicago
Dept. of Revenue
555876

- 2 -

Real Estate Transfer Stamp \$66,150.00

06/27/2008 16:30 Batch 11865 81

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STATE OF ILLINOIS ) ) SS
COUNTY OF COOK )
<u>ACKNOWLEDGMENT</u>
I, the undersigned, a notary public in and for the State and County aforesaid, do hereb certify that <u>Sean Conton</u> , personally known to me to be the same person whos name is subscribed to the foregoing instrument, appeared before me this day in person an acknowledged that he signed and delivered the said instrument as his free and voluntary act an 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.
UMBIA L'AULES Notary Public
My commission expires: Ny 13,2011 "OFFICIAL SEAL" CYNTHIA L MABLES Notary Public States of the
STATE OF ILLINOIS  )  SS  COUNTY OF COOK  My Commission Expires Aug. 13, 2011
ACKNOWLEDGMENT
I, the undersigned, a notary public in and for the State and County aforesaid, do hereb certify that Tim Sullivan, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledge 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.
My Public Republic
My commission expires: August 13, 2011  "OFFICIAL SEAL" CYNTHIA L MABLES Notary Public, State of Illinois My Commission Expires Aug. 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 ½ of the Southwest ¼ 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, Illihois.

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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 lanc 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.