

Prepared by and after recording
Return to:

Joel Brosk
Brozosky & Brosk, P.C.
40 Skokie Blvd., #630
Northbrook, Illinois 60062



Doc#: 0829639023 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/22/2008 01:10 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25th day of September, 2008 between **CANDYLAND, LLC**, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part and **MLRP 401 CICERO LLC**, a Delaware Limited Liability Company of Itasca, Illinois, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** until the said party of the second part, and to its heirs and assigns, **FOREVER**, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See EXHIBIT "A" attached hereto and made a part hereof.

SUBJECT TO: (i) Non-delinquent general taxes for 2007 and subsequent years and (ii) covenants, conditions, easements and restrictions of record acceptable to Purchaser upon notice to Seller within ten (10) days of receipt of title commitment.

Permanent Real Estate Index Numbers: 16-10-110-039-0000;
16-10-110-044-0000; and
16-10-110-045-0000

Address of Real Estate: 401 N. Cicero Avenue, Chicago, Illinois 60644

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 said 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 said party of the second part, his heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, his heirs 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 incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

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.

CANDYLAND, LLC, an Illinois Limited Liability Company

By: _____
MICHAEL GOLDSTEIN, Manager

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As to Buyer
TICOR TITLE INSURANCE

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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 **MICHAEL GOLDSTEIN**, as Manager of **CANDYLAND, LLC**, an Illinois Limited Liability Company, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the 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 29th day of September, 2008.


Merle Terry

 Notary Public




Mail to:
 Richard A. Ungaretti
 Ungaretti & Harris, LLP
 3500 Three First National Plaza
 Chicago, Illinois 60602

Send Tax Bill to:
 MLRP 401 Cicero, LLC
 One Pierce Place, Suite 450
 Itasca, Illinois 60143

CITY OF CHICAGO
 CITY TAX  OCT. 22. 08
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000008857

REAL ESTATE TRANSFER TAX
0855000
FP 102803

STATE OF ILLINOIS
 STATE TAX  OCT. 22. 08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000003962

REAL ESTATE TRANSFER TAX
0285000
FP 102809

COOK COUNTY
 COUNTY TAX  OCT. 22. 08
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

000003962

REAL ESTATE TRANSFER TAX
0142500
FP326707

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LEGAL DESCRIPTION

LOTS 1 AND 2 IN OWNERS SUBDIVISION, BEING A SUBDIVISION OF LOT 46 AND THE EAST HALF OF LOT 45 OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

LOTS 26 THROUGH 44, BOTH INCLUSIVE, THE WEST HALF OF LOT 45 AND LOTS 47 TO 50 BOTH INCLUSIVE, IN BLOCK 3 IN THE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

THAT PART OF THE NORTH HALF OF VACATED FERDINAND STREET, AS VACATED BY ORDINANCE RECORDED NOVEMBER 30, 1981 AS DOCUMENT 26072859 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF BLOCK 3 IN THE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

THAT PART OF THE WEST HALF OF VACATED KEATRICK AVENUE, AS VACATED BY ORDINANCE RECORDED JUNE 27, 1989 AS DOCUMENT 89292617 LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 50 IN SAID BLOCK 3 AND EAST LINE EXTENDED SOUTH TO THE CENTER LINE OF SAID VACATED FERDINAND STREET);