

# UNOFFICIAL COPY



Doc#: 0833933062 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/04/2008 10:50 AM Pg: 1 of 4

## SPECIAL WARRANTY DEED

BBC II LLC, a Delaware limited liability company, (hereinafter called "Grantor"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by NEAR WEST REALTY, LLC, an Illinois limited liability company (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, by these presents does hereby GRANT, BARGAIN AND SELL unto Grantee, all of Grantor's right, title and interest in and to the real property located in Cook County, Illinois, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, together with (i) all and singular, all of Grantor's right, title and interest in and to all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's right, title and interest in and to any and all improvements and buildings located on the real property, and (iii) all of Grantor's right, title and interest in and to any and all Fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "Property"), subject to, however, those exceptions and encumbrances set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (the exceptions and encumbrances being called the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

### GRANTOR:

BBC II, LLC, a Delaware limited liability company

By: Paul M. Arenberg  
Print: Paul M. Arenberg  
Its: Member

Date of Execution: February 3, 2004

STATE TAX	STATE OF ILLINOIS	# 0000010296	REAL ESTATE TRANSFER TAX
	DEC.-2.08		0.1875.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103024

Handwritten signature/initials

8452964DZMM

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PAUL M. ARENBERG**, personally known to me to be a Member of **BBC II, LLC**, a Delaware 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 Member, he signed, sealed and delivered said instrument as Member 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.

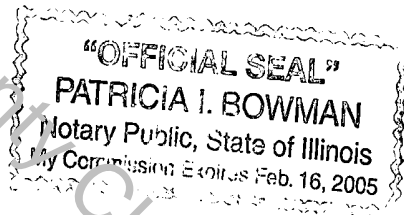
Given under my hand and official seal, this 3rd day of February, 2004.

Patricia I. Bowman  
Notary Public

My Commission Expires: 2/16/05

This Instrument Prepared By:

Thomas L. Hefty  
McDermott, Will & Emery  
227 West Monroe Street  
Chicago, Illinois 60606



Address of Grantee and  
Send subsequent Tax Bills To:


Near West Realty, LLC  
1924 West Race  
Chicago, Illinois 60622

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
1, SEC. 200.1-2 (B-6) OF PARAGRAPH  
1, SEC. 200.1-4 (B) OF THE CHICAGO  
TRANSACTION TAX ORDINANCE.

After Recording Return To:

2/2/04 DATE Patricia I. Bowman BUYER, SELLER OR REPRESENTATIVE

Robert A. Schuman  
555 Skokie Boulevard, Suite 500  
Northbrook, Illinois 60062

COUNTY TAX	 COOK COUNTY REAL ESTATE TRANSACTION TAX DEC. - 2.08 REVENUE STAMP	# 0000008370	REAL ESTATE TRANSFER TAX
			00937.50
			FP 103022

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Installation Agreement Legal Description

EXHIBIT A  
LEGAL DESCRIPTIONParcel #1:

THAT PART OF LOT 7 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WEST, ALONG THE SOUTH LINE OF SAID LOT, 3.76 FEET; THENCE NORTH FORMING AN ANGLE OF 89 DEGREES 56 MINUTES 47 SECONDS FROM WEST TO NORTH FROM THE LAST DESCRIBED LINE 94.31 FEET; THENCE EAST FORMING AN ANGLE OF 89 DEGREES 57 MINUTES 30 SECONDS FROM SOUTH TO EAST FROM THE LAST DESCRIBED LINE 2.04 FEET; THENCE NORTH FORMING AN ANGLE OF 89 DEGREES 59 MINUTES 25 SECONDS FROM WEST TO NORTH FROM THE LAST DESCRIBED LINE 32.70 FEET TO THE NORTH LINE OF SAID LOT; THENCE EAST, ALONG THE NORTH LINE OF SAID LOT, 1.47 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT, 126.90 FEET TO THE POINT OF BEGINNING AND ALL OF THE LOT 8 IN THE SUBDIVISION OF LOTS 5 AND 6 IN THE SUBDIVISION OF BLOCK 41 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #2:

LOTS 5 TO 8 BOTH INCLUSIVE IN SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 41 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #3:

LOTS 5 TO 8 BOTH INCLUSIVE IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 41 OF CANAL TRUSTEES' SUBDIVISION, SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel #4:

THE SOUTH 12 FEET OF THE VACATED EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOT 8 IN THE SUBDIVISION OF LOTS 5 AND 6 IN THE SUBDIVISION OF BLOCK 41 OF CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

Parcel #5:

THE SOUTH 12 FEET OF THE VACATED EAST-WEST ALLEY LYING NORTH OF AND ADJOINING LOTS 5 AND 6 AND THE WESTERLY 2 FEET (MORE OR LESS) OF LOT 7 IN THE SUBDIVISION OF LOTS 3 AND 4 IN THE SUBDIVISION OF BLOCK 41 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMON ADDRESS: 238 N. OAKLEY BOULEVARD/23 14 WEST WALNUT, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS: 17-07-308-~~055~~-0000 , 17-07-308-~~056~~-0000  
17-07-308-~~057~~-0000

\* \* End of Exhibit A \* \*

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Covenants, Conditions, Restrictions and Agreements contained in the Redevelopment Agreement between the City of Chicago, a municipal corporation, as the seller, and Bowman Dairy Company, as the purchaser or redeveloper, dated August 7, 1963 and recorded August 7, 1963 as Document 18879160.
2. Covenants, Conditions, Restrictions and Agreements in Quit Claim Deed from The City of Chicago, a municipal corporation, to Bowman Dairy Company, dated August 7, 1963 and recorded October 10, 1963 as Document 18938381.
3. Terms, provisions, limitations and conditions imposed by the Redevelopment Plan, and disclosed by Ordinance recorded March 24, 1961 as Document 18118237.
4. Covenants, Restrictions, Conditions and Agreements contained in the Redevelopment Agreement between the City of Chicago, a municipal corporation, as the Seller and Jerry L. Solomon and Elaine R. Solomon, his wife, as the Purchaser or Redeveloper, dated February, 1964 and recorded and filed February 28, 1964 as Document 19059126 and LR2142111.
5. Covenants, Conditions, Restrictions and Agreements contained in Quit Claim Deed from the City of Chicago, a municipal corporation of Illinois, to Jerry L. Solomon and Elaine R. Solomon, his wife, dated February 21, 1964 and recorded and filed March 31, 1964 as Document 19085949 and LR 2142112.
6. Easements in Favor of Public and Quasi-Public Utility Companies over that part of the land marked "Inlet" "Power Pole" "Power Pole with 1 Transformer" "Overhead Wire(s)" and "5 Overhead Wires" shown through the center of the land taken as a whole and covers Lots 1 and 2 aforesaid as shown on the Plat of survey made by National Survey Service, Inc., dated January \_\_\_\_, 2004, Order No. 125399.
7. Encroachment of the Fence located mainly on the property West and adjoining the land over and onto the land by undisclosed distances as shown on the Plat of Survey made by National Survey Service, Inc., dated January \_\_\_\_, 2004, Order No. 125399.
8. Matters arising from acts of Grantee claiming by, through or under Grantee.
9. Party Wall Agreement.
10. General Real estate Taxes for the year 2008 and subsequent years,