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18/9/009 27 001 Page 1 of 5
1999-12-28 11:11:22
Cook County Recorder 29.00

THIS DOCUMENT WAS PREPARED BY
AND AFTER RECORDING MUST BE
MAILED TO:

SCHIFF HARDIN & WAITE
7300 Sears Tower
Chicago, Illinois 60606
Attn: David Grossberg, Esq.

Box 408



09198634

This space is for RECORDER'S USE ONLY

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Property of Cook County Office

SPECIAL WARRANTY DEED

5a

THAT, MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P., an Illinois limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the undersigned by OLD TOWN SQUARE SHOPPING CENTER EAST, LLC, an Illinois limited liability company ("Grantee"), whose mailing address is c/o 455 East Illinois Street, Suite 565, Chicago, Illinois 60611, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, BARGAINED, SOLD, AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, ALIEN, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described in EXHIBIT A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"); subject, however, to those matters described in EXHIBIT B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

Commonly known as: Old Town Square Shopping Center East, Clybourn and Division Streets, Chicago, IL.

P.I.N.s: 17-04-220-001-0000; 17-04-220-002-0000; 17-04-220-016-0000; and 17-04-219-080-0000

BOX 333-CTI

EXEMPT UNDER 35ILCS 200/31-45
PARAGRAPH _____, AND COOK
COUNTY UNDER PARAGRAPH _____.

Grantor or Legal Representative

Dated: Dec 17, 1999

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by its duly authorized officer, by authority of its Board of Directors, the day and year first above written.

EXECUTED as of this 17th day of December, 1999.

GRANTOR:

Melk Development/ MCL Scott Sedgwick, L.P.,
an Illinois limited partnership

MCL COMPANIES OF CHICAGO, INC.
US General Partner

By: [Signature]
Name: Daniel E. McLean
Its: President

Property of Cook County

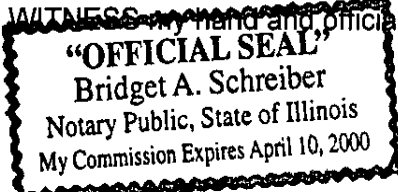
ACKNOWLEDGMENTS

STATE OF ILLINOIS §
 § SS.
COUNTY OF COOK §

I, BRIDGET A. SCHREIBER, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DANIEL E. MCLEAN personally appeared before me this day and acknowledged that s/he is the Pres. of MCL Companies of Chicago, Inc. of Melk Development/ MCL Scott Sedgwick, L.P., an Illinois limited partnership, appeared before me and acknowledged that by authority duly given and as the act of the limited partnership, ~~as~~ in such capacity of the partnership, the foregoing instrument was signed in its name as its free act and deed.

Chicago, Inc.
The General Partner of

WITNESS my hand and official seal this 17th day of December 1999.



[Signature]
Notary Public

My Commission Expires:

SEND SUBSEQUENT TAX BILLS TO:

Old Town Square Shopping Center East, L.L.C.
(Name)
c/o 455 East Illinois Street, Suite 565
(Address)
Chicago, Illinois 60611
(City, State and Zip)

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EXHIBIT A

Legal Description

Parcel 1:

Lot 207 of Bronson's Addition to Chicago, in the West one-half of the Northeast one-quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Sub-Lots 1 to 4, both inclusive, the West part of Sub-Lot 5, being 16 feet on the North line and 19.16 feet on the South line of said Sub-Lot 5 and Sub-Lots 10, 11 and 12 in Assessor's Division of Lot 206 in Bronson's Addition to Chicago aforesaid, in Cook County, Illinois.

Parcel 3:

Lot 7 (except the North 141.0 feet thereof) of Oscar Mayer's Resubdivision of various lots and vacated alleys in various subdivisions in the West one-half of the Northeast one-quarter and in the East one-half of the Northwest one-quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, recorded November 21, 1980 as document 25677341 and registered in the Registrar's Office of Cook County, Illinois, November 21, 1980 as Document LR3189994, in Cook County, Illinois.

Parcel 4:

That part of Scott Street lying South of Lot 7 in Oscar Mayer's Resubdivision aforesaid and lying North of Lot 207 in Bronson's Addition to Chicago aforesaid and lying North of Lots 10, 11 and 12 in Circuit Court Partition of Lot 206 in Bronson's Addition to Chicago aforesaid and lying East of a line drawn from the Northwest corner of Lot 207 aforesaid to the Southwest corner of Lot 7 aforesaid and lying West of a line drawn perpendicular to the South line of Scott Street through the Southeast corner of Lot 7 aforesaid, in Cook County, Illinois.

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EXHIBIT B

Permitted Exceptions

1. Real estate taxes not yet due and payable.
2. Real Estate Mortgage, Assignment of Rents Security Agreement dated July 25, 1996 and recorded July 29, 1996 as Document 9657856 made by Melk Development/MCL Scott Sedgwick L.P., an Illinois limited partnership, to LaSalle National Bank to secure a Note for \$30,259,000.00.

Second Modification and Loan Agreement dated December 24 1997 and recorded December 30 1997 as Document 97981500.

Fourth Modification of Loan Agreement (and Mortgage) (and Partial Release of Lien) made by and between Melk Developments/MCL Scott Sedgwick L.P., an Illinois limited partnership, and LaSalle National Bank recorded October 14, 1999, as Document 99967647.

Fifth Modification of Loan Agreement (and Mortgage) made by and between Melk Developments/MCL Scott Sedgwick L.P., an Illinois limited partnership, and LaSalle National Bank recorded December 23, 1998, as Document 08 165 916.

Seventh Modification of Loan Agreement (and Mortgage) (and Partial Release of Lien) made by and between Melk Developments/MCL Scott Sedgwick L.P., an Illinois limited partnership, and LaSalle National Bank recorded October 14, 1999, as Document 99967647.

3. Easement in favor of Commonwealth Edison, Ameritech, People's Gas and the Local Cable and TV Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the Plat recorded/filed as Document No. 97763002.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Dec. 17, 1999

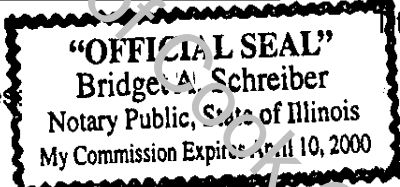
Subscribed and sworn to before me by the said _____
this 17th day of December, 1999.

MCL Companies of Chicago, Inc., an Illinois corporation, Grantor's general partner

Bridget A. Schreiber
Notary Public

By: [Signature]
Name: Daniel E. McLean
Title: pres.

My commission expires:



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: December 17, 1999

Subscribed and sworn to before me by the said _____
this 17th day of December, 1999.

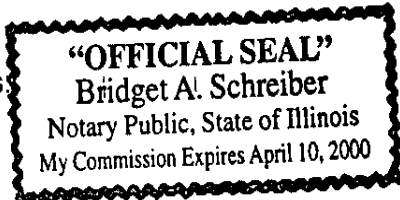
Old Town Square Shopping Center East, L.L.C.

Bridget A. Schreiber
Notary Public

By: MCL Companies of Chicago, Inc. its manager

By: [Signature]
Name: Daniel E. McLean
Title: Pres.

My commission expires:



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Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]