

UNOFFICIAL COPY

This instrument was prepared by
and after recording return to:

Wayne F. Osoba
Hopkins & Sutter
Three First National Plaza
Suite 4300
Chicago, Illinois 60602

[This Space for Recorder's Use Only]

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9932/0238 04 001 Page 1 of 7
1999-12-30 13:08:35
Cook County Recorder 61.00



Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that 3839-45 N. GREENVIEW LIMITED PARTNERSHIP, a limited partnership organized and existing under and by virtue of the laws of the State of Illinois having an office at 2320 N. Damen, Suite 1D, Chicago, Illinois 60647 ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby GRANTS and CONVEYS to TBS, L.L.C., an Illinois limited liability company ("Grantee"), whose address is 3835 N. Greenview, Chicago, Illinois 60613, in fee simple, an undivided one-third (1/3) interest as tenant in common in the following described premises situated in Cook County, Illinois:

Legal Description attached hereto as Exhibit A

TO HAVE AND TO HOLD the said premises, together with the improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto Grantee, its successors and assigns forever, subject only to the encumbrances set forth on Exhibit B attached hereto (the "Encumbrances").

And Grantor, for itself and its successors, hereby warrants to Grantee, its successors and assigns, only that, except for the Encumbrances, (1) Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner, encumbered; and (2) Grantor will forever defend the said premises against all persons lawfully claiming by, through or under Grantor, but no others.

BOX 333

JG SALES
1709813 NT 2 OF 25


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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, this 29th day of December, 1999.

3839-45 N. GREENVIEW LIMITED
PARTNERSHIP

By: Arbeca Corporation, its general partner

By: 
Name: Thomas B. Silverstein
Its: President

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45 REAL ESTATE
TRANSFER TAX ACT (35 ILCS 200/30-31 et seq.)

DATE: 12/29/99


Signature of Buyer, Seller or Representative

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State of Illinois)
)
County of Cook) ss.

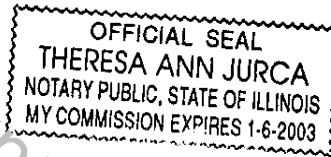
I, Theresa Ann Jurca, a Notary Public in and for said county and state, do hereby certify that Thomas B. Silverstein, the President of Arbeca Corporation, an Illinois corporation and the general partner of 3839-45 N. GREENVIEW LIMITED PARTNERSHIP, an Illinois limited partnership, personally known to 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 in such capacity, as his free and voluntary act and as the free and voluntary act of such corporation, as the general partner of such limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of December, 1999.

Theresa Ann Jurca

Notary Public

My commission expires: 1-6-03



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EXHIBIT *A*

LEGAL DESCRIPTION

LOT 21 IN BLOCK 5 IN LAKE VIEW HIGH SCHOOL SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3839-45 N. Greenview, Chicago, Illinois

PIN No.: 14-20-106-017-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

[See Attached]

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Permitted Exceptions

1. Taxes for the year 1999 and subsequent years not yet due and payable.
2. Mortgage dated February 14, 1997 and recorded February 18, 1997 as Document No. 97110923 regarding loan made by LaSalle Bank National Association f/k/a LaSalle Northwest National Bank (the "LaSalle Loan").
3. Assignment of Rents recorded February 18, 1999 as Document No. 97110924 regarding the LaSalle Loan.
4. Security interest of LaSalle Northwest National Bank, by Financing Statement filed February 19, 1997 as Document No. 97002010 regarding the LaSalle Loan.
5. Other documents related to the LaSalle Loan.
6. Existing unrecorded leases and all rights thereunder of the Lessees and of any person or party claiming by, through or under the Lessees.
7. Encroachment of the building located mainly on the land onto the property South and adjoining by approximately 0.06, as shown on Plat of Survey Number 943171 prepared by Gremley & Biedermann, Inc., dated December 30, 1994.
8. Encroachment of the brick building located mainly on the property South and adjoining onto the land by approximately 0.04 feet to 0.08 feet, as shown on Plat of Survey Number 973171 prepared by Gremley & Biedermann, Inc. dated December 30, 1994.
9. Encroachment of chain link fence located on the land South and adjoining onto the land by 0.02 of a foot North, as disclosed by Plat of Survey by Gremley & Biedermann, Inc., dated December 30, 1994, Order No. 943171.
10. Encroachment of chain link fence located on the land in question outside the lot boundary line west by 1.03 feet, as disclosed by Plat of Survey by Gremley & Biedermann, Inc., dated December 30, 1994, Order No. 943171.

STATEMENT BY GRANTOR AND GRANTEE
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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 and hold title to real estate under the laws of the State of Illinois.

Dated 12 / 29, 19 99

Signature: [Signature]
Grantor or Agent

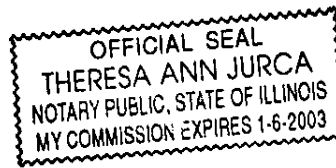
Subscribed and sworn to before me by the

said Agent

this 29th day of December

19 99.

[Signature]
Notary Public



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 or limited liability company 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 12 / 29, 19 99

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said Agent

this 29th day of December

19 99.

[Signature]
Notary Public



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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]