

**SPECIAL  
WARRANTY  
DEED**



Doc#: 0929918119 Fee: \$58.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/26/2009 05:07 PM Pg: 1 of 12

THIS INDENTURE, made this  
26<sup>th</sup> day of October, 2009  
between St. Stephens Terrace  
Apartments, Ltd., an Illinois  
limited partnership, with an  
address of 2333 W. Jackson  
Blvd., Chicago, Illinois, 60612  
and St. Stephen Terrace  
Corporation, an Illinois not-for-  
profit corporation, with an

address of 3040 W. Washington Blvd., Chicago, Illinois, 60612, as holder of legal title under the terms of an  
Installment Land Contract, dated February 4, 1981, by and between St. Stephens Terrace Apartments, Ltd. and St.  
Stephen Terrace Corporation (collectively, the "Grantor"), and Chicago Title Land Trust Company as Trustee  
under Trust Agreement dated July 24, 2009 and known as Trust Number 8002353453, with an address of 171 N.  
Clark Street, Suite 575, Chicago, IL 60601 (the "Grantee"), WITNESSETH, that the Grantor, for and in  
consideration of the sum of Ten and No/100 ---- (\$10.00) ---- Dollars and other good and valuable  
consideration, in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the  
Grantee, 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: See Exhibit B attached hereto and made a part hereof.

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 Grantor, either in law or in 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 Grantee, its heirs and assigns forever.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee its 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 encumbered 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.

*Physical condition of the property is AS-IS WHERE-IS.*  
[Signatures on following page.]

MAC

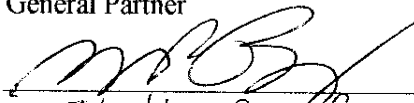
*C.J.*  
12

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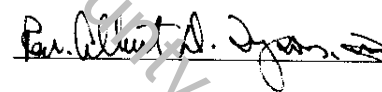
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents as of the day and year first written above.

**ST. STEPHENS TERRACE APARTMENTS, LTD.,**  
an Illinois limited partnership

By: InterCoastal Management, Inc., a California corporation  
Its: General Partner

By:   
Name: Sheldon P. Berger  
Its: Pres.

**ST. STEPHEN TERRACE CORPORATION,**  
an Illinois not-for-profit corporation

By:   
Name:  
Its:

[Notary page follows.]

Prepared by:  
William A. Miceli, Esq.  
14 W. Erie Street  
Chicago, IL 60654

After recording return to:  
Michael A. Cramarosso, Esq.  
Shesky & Froelich Ltd.  
111 East Wacker Drive, Suite 2800  
Chicago, IL 60601

Send Subsequent Tax Bills To:  
Baric Management, L.L.C.  
1533 W. Jarvis  
Chicago, IL 60626

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STATE OF CALIFORNIA) ) ss

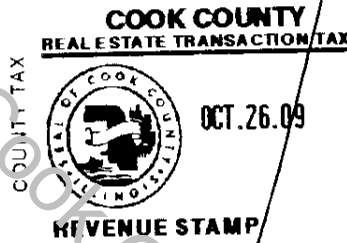
COUNTY OF LOS ANGELES )

On October 24, 2009, before me, Mangala T. B. Tennakoon,  
a Notary Public, personally appeared SHELDON P. BERGER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

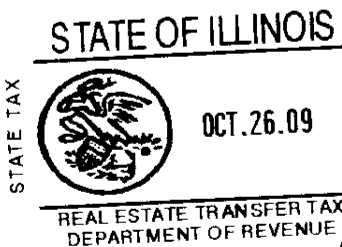
WITNESS my hand and official seal.

*Mangala T. B. Tennakoon*  
Notary Public



REAL ESTATE TRANSFER TAX
0230000
# 0000060374 FP 103042

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
592300 \$117,600.00  
10/26/2009 16:44 Batch 32624 119



REAL ESTATE TRANSFER TAX
0460000
# 0000078982 FP 103037

# UNOFFICIAL COPY

State of )  
 ) ss.  
County of )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Sheldon Berger, the President of InterCoastal Management, Inc., a California corporation, a General Partner of St. Stephens Terrace Apartments, Ltd., an Illinois limited partnership, who is 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 as his own free and voluntary act and as the free and voluntary act of said corporation and limited partnership, for the uses and purposes therein set forth.

Given under my hand and official seal, this \_\_\_\_ day of \_\_\_\_\_, 2009.

Commission expires \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC

State of ILLINOIS )  
 ) ss.  
County of COOK )

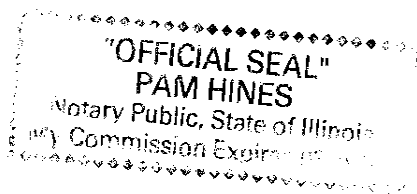
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Alberto Jim III, personally known to me to be the President of St. Stephen Terrace Corporation, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, s/he signed and delivered the said instrument, pursuant to the authority given by the Board of Directors of said corporation, as \_\_\_\_\_ free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of Oct, 2009.

Commission expires \_\_\_\_\_ 20\_\_\_\_

Pam Hines

NOTARY PUBLIC



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THE SOUTH 115 FEET OF LOT 3 (EXCEPT THE EAST 62-1/2 FEET THEREOF) THE NORTH HALF OF LOT 5 (EXCEPT THE SOUTH 10 FEET THEREOF) AND THE SOUTH 116 FEET OF SAID LOT 5, ALL IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 1 TO 18 INCLUSIVE, (EXCEPT THOSE PARTS OF SAID LOTS TAKEN FOR STREET PURPOSES) IN E. H. SHELDON'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 3:

LOTS 1 THROUGH 7 AND THE 5 FOOT PRIVATE ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 THROUGH 6, ALL IN THE SUBDIVISION OF THE NORTH 1/2 OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

LOTS 1, 2 AND 3 IN THE SUBDIVISION OF THE NORTH 1/2 OF LOT 4 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 5:

LOTS 1 THROUGH 18 IN LOBRAICO'S SUBDIVISION OF PART OF BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 6:

THE NORTH 5 FEET OF LOT 11, LOT 6 (EXCEPT THE WEST 7 FEET THEREOF) AND ALL OF LOTS 7 THROUGH 10 AND 16 THROUGH 23 IN THE SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 7:

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LOTS 1 THROUGH 6 IN J. A. LANDON'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND THE WEST 7 FEET OF LOT 6 IN THE SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOTS 1 THROUGH 6 IN THE SUBDIVISION OF LOTS 11,12,13,14 AND 15 (EXCEPT THE NORTH 5 FEET OF LOT 11) IN THE SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

ALL THAT PART OF W. GLADYS AVENUE LYING NORTH OF THE NORTH LINE OF THE SOUTH 116 FEET OF THAT PART OF LOT 5 LYING NORTH OF THE NORTH LINE OF W. VAN BUREN STREET IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE NORTH LINE OF THE SOUTH 115 FEET OF THAT PART OF LOT 3 LYING NORTH OF THE NORTH LINE OF W. VAN BUREN STREET (EXCEPT THE EAST 62.5 FEET THEREOF) IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOTS 13 TO 18 AND SAID NORTH LINE OF LOT 13 PRODUCED EAST 11 FEET IN LOBRAICO'S SUBDIVISION OF PART OF BLOCK 11; LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 12 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOT 23 IN SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO, AFOREMENTIONED; AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 12 IN LOBRAICO'S SUBDIVISION TO THE NORTHWEST CORNER OF LOT 23 IN SUBDIVISION OF LOTS 6, 7 AND 8, AFOREMENTIONED; AND LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 1 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED TO THE INTERSECTION OF THE WEST LINE OF LOT 3 AND THE NORTH LINE OF THE SOUTH 115 FEET OF THAT PART OF SAID LOT 3 LYING NORTH OF THE NORTH LINE OF W. VAN BUREN STREET IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED;

ALSO

ALL OF THE NORTH-SOUTH 16 FOOT PUBLIC ALLEY LYING EAST OF THE EAST LINE OF LOTS 1 TO 18, BOTH INCLUSIVE, IN E. H. SHELDON'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOT 1 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING WEST OF THE WEST LINE OF LOTS 6 AND 7 AND THE WEST LINE OF THE 5 FOOT PRIVATE ALLEY BETWEEN SAID LOTS 6 AND 7 IN SUBDIVISION OF THE NORTH HALF OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. H. SHELDON'S SUBDIVISION AFOREMENTIONED, TO THE NORTHWEST CORNER OF LOT 6 IN THE SUBDIVISION OF THE NORTH 1/2 OF LOT 3 AFOREMENTIONED AND LYING NORTH OF THE SOUTH LINE OF LOT 18 IN E. H.

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SHELDON'S SUBDIVISION, PRODUCED EAST TO THE WEST LINE OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED;

ALSO

ALL OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 6, 7 AND 8 IN SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; AND LYING SOUTH OF THE SOUTH LINE OF LOTS 1 TO 5, BOTH INCLUSIVE, IN J. A. LANDON'S SUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND THE WEST 7 FEET OF LOT 6 IN A SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOT 9 IN THE SUBDIVISION OF LOTS 6, 7, AND 8 AFOREMENTIONED; LYING EAST OF THE WEST LINE OF LOT 9 IN THE SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED, PRODUCED NORTH 16 FEET TO THE SOUTH LINE OF LOT 5 IN J. A. LANDON'S SUBDIVISION AFOREMENTIONED; AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 8 TO THE NORTHEAST CORNER OF LOT 9 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED;

ALSO

ALL OF THE EAST-WEST 16 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 6 IN SUBDIVISION OF LOTS 11,12,13,14 AND 15 (EXCEPT THE NORTH 5 FEET OF LOT 11) IN SUBDIVISION OF LOTS 6, 7 AND 8 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOTS 16 TO 22, BOTH INCLUSIVE, IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED; LYING EAST OF THE WEST LINE OF LOT 6 IN SUBDIVISION OF LOTS 11, 12,13,14 AND 15, EXCEPT THE NORTH 5 FEET OF LOT 11 AFOREMENTIONED, PRODUCED SOUTH 16 FEET TO THE NORTH LINE OF LOT 22 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED; AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 6 IN SUBDIVISION OF LOTS 11,12,13,14 AND 15, EXCEPT THE NORTH 5 FEET OF LOT 11 AFOREMENTIONED TO THE NORTHEAST CORNER OF LOT 16 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED;

ALSO

ALL OF THE NORTH-SOUTH 30 FOOT PUBLIC ALLEY LYING WEST OF THE WEST LINE OF LOTS 9, 10 AND 11 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED AND THE WEST LINE OF SAID LOT 9 PRODUCED NORTH 16 FEET TO THE SOUTH LINE OF LOT 5 IN J. A. LANDON'S SUBDIVISION AFOREMENTIONED, AND LYING WEST OF THE WEST LINE OF LOTS 1 TO 6, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOTS 11,12,13,14 AND 15, EXCEPT THE NORTH 5 FEET OF LOT 11 AFOREMENTIONED AND THE WEST LINE OF SAID LOT 6 PRODUCED SOUTH 16 FEET TO THE NORTH LINE OF LOT 22 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED; LYING EAST OF THE EAST LINE OF LOT 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED, AND LYING EAST OF THE EAST LINE OF LOT 12 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING NORTH OF THE NORTH LINE OF LOTS 22 AND 23 IN SUBDIVISION OF LOTS 6, 7 AND 8 AFOREMENTIONED; AND LYING SOUTH OF THE SOUTH LINE OF LOTS 5 AND 6 IN J. A. LANDON'S SUBDIVISION AFOREMENTIONED;

ALSO

ALL OF THE NORTH-SOUTH 11 FOOT PUBLIC COURT LYING WEST OF THE WEST LINE OF LOT 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING EAST OF THE

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EAST LINE OF LOT 13 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING SOUTH OF THE NORTH LINE OF LOT 13 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED PRODUCED EAST 11 FEET TO THE WEST LINE OF LOT 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; AND LYING NORTH OF THE SOUTH LINE OF LOT 13 IN LOBRAICO'S SUBDIVISION AFOREMENTIONED PRODUCED EAST 11 FEET TO THE WEST LINE OF LOT 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED;

ALSO

ALL OF THE EAST-WEST 20 FOOT PUBLIC ALLEY AS DEDICATED THROUGH THE CENTER OF LOTS 3, 4 AND 5 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MAY 26, 1881, AS DOCUMENT NO. 329172 AND ON APRIL 10, 1908, AS DOCUMENT NO. 4185297; SAID ALLEY BEING FURTHER DESCRIBED AS LYING NORTH OF THE NORTH LINE OF LOTS 1 TO 12, BOTH INCLUSIVE, IN LOBRAICO'S SUBDIVISION AFOREMENTIONED; LYING SOUTH OF THE SOUTH LINE OF LOT 7 IN SUBDIVISION OF THE NORTH HALF OF LOT 3 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED, LYING SOUTH OF THE SOUTH LINE OF LOTS 1, 2 AND 3 IN SUBDIVISION OF THE NORTH HALF OF LOT 4 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; AND LYING SOUTH OF THE NORTH LINE OF THE SOUTH 10 FEET OF THE NORTH HALF OF LOT 5 IN BLOCK 11 IN ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; LYING WEST OF THE EAST LINE OF LOT 5 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; AND LYING EAST OF THE WEST LINE OF LOT 3 IN BLOCK 11 OF ROCKWELL'S ADDITION TO CHICAGO AFOREMENTIONED; SAID PUBLIC STREET, PUBLIC ALLEYS AND PUBLIC COURT HEREIN VACATED BEING FURTHER DESCRIBED AS ALL THAT PART OF W. GLADYS AVENUE TOGETHER WITH ALL OF THE NORTH-SOUTH AND EAST-WEST PUBLIC ALLEYS AND PUBLIC COURT IN THE BLOCK BOUNDED BY WEST JACKSON BOULEVARD, W. VAN BUREN STREET, S. WESTERN AVENUE AND S. OAKLEY BOULEVARD.

Common Address: 2333 W. Jackson Boulevard  
Chicago, IL 60612

PINs: 17-18-120-055  
17-18-120-089  
17-18-120-090  
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17-18-120-097  
17-18-120-098



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## EXHIBIT B

### (Permitted Exceptions)

MORTGAGE DATED AUGUST 1, 1977 AND RECORDED AUGUST 19, 1977 AS DOCUMENT NUMBER 24066337 AND FILED AS DOCUMENT LR 2960833 MADE BY ST. STEPHEN TERRACE CORPORATION TO BANCO MORTGAGE COMPANY, TO SECURE A NOTE FOR \$8,973,100.00.

REGULATORY AGREEMENT RECORDED AUGUST 19, 1977 AS DOCUMENT NUMBER 24066338 AND FILED AS DOCUMENT LR 2960834 MADE BY BANCO MORTGAGE COMPANY AND ST. STEPHEN TERRACE CORPORATION AND THE TERMS CONTAINED THEREIN.

SUPPLEMENTAL MORTGAGE RECORDED NOVEMBER 9, 1978 AS DOCUMENT NUMBER 24711814 AND FILED AS DOCUMENT LR 3058671. MODIFICATION AND CONSOLIDATION AGREEMENT RECORDED NOVEMBER 9, 1978 AS DOCUMENT 24711815 AND FILED AS DOCUMENT LR 3058672.

SUPPLEMENTAL MORTGAGE RECORDED JUNE 16, 1980 AS DOCUMENT NOS. 25487470 AND 25487968 AND FILED AS DOCUMENT LR 3165300.

SECOND MODIFICATION AND CONSOLIDATION AGREEMENT RECORDED JUNE 16, 1980 AS DOCUMENT NOS. 25487471 AND 25487969 AND FILED AS DOCUMENT LR 3165301.

ASSIGNED TO EAST RIVER SAVING BANK BY INSTRUMENT RECORDED JUNE 24, 1980 AS DOCUMENT 25496318 AND FILED AS DOCUMENT LR 3166484.

MODIFICATION AGREEMENT RECORDED SEPTEMBER 29, 1983 AS DOCUMENT NUMBER 26800800 INCORPORATING BY REFERENCE REGULATORY AGREEMENT DATED FEBRUARY 4, 1981 AND RECORDED SEPTEMBER 29, 1983 AS DOCUMENT NUMBER 26800746 AND FILED AS DOCUMENT LR-3352970.

LAST OF ASSIGNMENT OF RECORD TO WELLS FARGO BANK, N.A. RECORDED JUNE 22, 2007 AS DOCUMENT NUMBER 0717316073.

1. GENERAL REAL ESTATE TAXES FOR THE YEARS 2008 AND 2009 (2007 TAXES AND THE FIRST INSTALLMENT OF 2008 TAXES HAVE BEEN PAID AND ARE LISTED SOLELY FOR INFORMATIONAL PURPOSES).

TAX NO. 17-18-120-055, AS TO A PORTION OF PARCEL 1 AND A PORTION OF PARCEL 9, VOL. 593.

NOTE: THE AMOUNT OF THE 2007 TAXES WAS \$427.64.

NOTE: THE FIRST INSTALLMENT OF THE 2008 TAXES HAS BEEN PAID, \$213.82.

TAX NO. 17-18-120-089, AS TO A PORTION OF PARCEL 2 AND A PORTION OF PARCEL 9, VOL. 593.

NOTE: THE AMOUNT OF THE 2007 TAXES WAS \$25,228.64.

NOTE: THE FIRST INSTALLMENT OF THE 2008 TAXES HAS BEEN PAID, \$12,614.32.

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TAX NO. 17-18-120-090, AS TO A PORTION OF PARCEL 3 AND A PORTION OF PARCEL 9, VOL. 593.

NOTE: THE AMOUNT OF THE 2007 TAXES WAS \$3,234.76.

NOTE: THE FIRST INSTALLMENT OF THE 2008 TAXES HAS BEEN PAID, \$1,617.38.

TAX NO. 17-18-120-091, AS TO A PORTION OF PARCEL 4 AND A PORTION OF PARCEL 9, VOL. 593.

NOTE: THE AMOUNT OF THE 2007 TAXES WAS \$53,605.95.

NOTE: THE FIRST INSTALLMENT OF THE 2008 TAXES HAS BEEN PAID, \$26,802.98.

TAX NO. 17-18-120-092, AS TO A PORTION OF PARCEL 1 AND A PORTION OF PARCEL 9, VOL. 593.

NOTE: THE AMOUNT OF THE 2007 TAXES WAS \$53,586.92.

NOTE: THE FIRST INSTALLMENT OF THE 2008 TAXES HAS BEEN PAID, \$26,793.46.

TAX NO. 17-18-120-093, AS TO A PORTION OF PARCEL 7 AND A PORTION OF PARCEL 9, VOL. 593.

NOTE: THE AMOUNT OF THE 2007 TAXES WAS \$6,072.80.

NOTE: THE FIRST INSTALLMENT OF THE 2008 TAXES HAS BEEN PAID, \$3,036.40.

TAX NO. 17-18-120-094, AS TO A PORTION OF PARCEL 6 AND A PORTION OF PARCEL 9, VOL. 593.

NOTE: THE AMOUNT OF THE 2007 TAXES WAS \$6,285.00.

NOTE: THE FIRST INSTALLMENT OF THE 2008 TAXES HAS BEEN PAID, \$3,142.50.

TAX NO. 17-18-120-095, AS TO A PORTION OF PARCEL 8 AND A PORTION OF PARCEL 9, VOL. 593.

NOTE: THE AMOUNT OF THE 2007 TAXES WAS \$4,900.81.

NOTE: THE FIRST INSTALLMENT OF THE 2008 TAXES HAS BEEN PAID, \$2,450.41.

TAX NO. 17-18-120-096, AS TO A PORTION OF PARCEL 3 AND A PORTION OF PARCEL 9, VOL. 593.

NOTE: THE AMOUNT OF THE 2007 TAXES WAS \$9,352.16.

NOTE: THE FIRST INSTALLMENT OF THE 2008 TAXES HAS BEEN PAID, \$4,676.08.

TAX NO. 17-18-120-097, AS TO A PORTION OF PARCEL 1 AND A PORTION OF PARCEL 9, VOL. 593.

NOTE: THE AMOUNT OF THE 2007 TAXES WAS \$18,000.32.

NOTE: THE FIRST INSTALLMENT OF THE 2008 TAXES HAS BEEN PAID, \$9,000.16.

TAX NO. 17-18-120-098, AS TO A PORTION OF PARCEL 5 AND A PORTION OF PARCEL 9, VOL. 593.

NOTE: THE AMOUNT OF THE 2007 TAXES WAS \$57,728.94.

NOTE: THE FIRST INSTALLMENT OF THE 2008 TAXES HAS BEEN PAID, \$28,864.47.

NOTE: THE SECOND INSTALLMENT OF THE 2008 TAXES AND THE 2009 TAXES ARE NOT YET DUE AND PAYABLE.

2. SECURITY INTEREST OF REILLY MORTGAGE ASSOCIATES, LP, UNDER A FINANCING STATEMENT EXECUTED BY ST. STEPHAN TERRACE APARTMENTS, AN

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ILLINOIS LIMITED PARTNERSHIP, AND RECORDED JULY 27, 2006 AS DOCUMENT NO. 0620847015.

NOTE: ASSIGNMENT RECORDED OCTOBER 12, 2007 AS DOCUMENT NUMBER 0728509031 TO WELLS FARGO BANK, NATIONAL ASSOCIATION.

3. RESERVATION CONTAINED IN THE ORDINANCE OF VACATION ORDINANCE PASSED SEPTEMBER 15, 1976, A COPY OF WHICH WAS RECORDED OCTOBER 6, 1976 AS DOCUMENT NUMBER 23662854, FOR THE BENEFIT OF THE COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO OPERATE, MAINTAIN, CONSTRUCT, REPEACE AND RENEW OVERHEAD POLES, WIRES AND ASSOCIATED EQUIPMENT AND UNDERGROUND CONDUIT, CABLES AND ASSOCIATED EQUIPMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY AND TELEPHONIC AND ASSOCIATED SERVICES FOR EXISTING FACILITIES AND FUTURE CONSTRUCTION UNDER, OVER AND ALONG ALL OF THE PUBLIC STREET AND PUBLIC ALLEYS AS THEREIN VACATED, WITH THE RIGHT OF INGRESS AND EGRESS, WITH THE FURTHER PROVISION THAT NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED ON THE SAID RIGHT OF WAY THEREIN RESERVED OR OTHER USE MADE OF SAID AREA WHICH WOULD INTERFERE WITH THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL OR REPLACEMENT OF SAID FACILITIES. AFFECTS PARCEL 7.
4. RESERVATION CONTAINED IN THE ORDINANCE OF VACATION PASSED SEPTEMBER 15, 1976, A COPY OF WHICH WAS RECORDED OCTOBER 6, 1976 AS DOCUMENT NUMBER 23662854, FOR THE BENEFIT OF THE PEOPLES GAS, LIGHT AND COKE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, OF ALL OF THE PUBLIC STREET AND PUBLIC ALLEYS AS THEREIN VACATED AS A RIGHT OF WAY FOR EXISTING UNDERGROUND FACILITIES AND FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL AND REPLACEMENT OF SUCH FACILITIES, WITH THE RIGHT OF INGRESS AND EGRESS AT ALL TIMES FOR ANY AND ALL SUCH PURPOSES, WITH THE FURTHER PROVISION THAT NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED ON SAID RIGHT OF WAY THEREIN RESERVED OR OTHER USE MADE OF SAID AREA WHICH WOULD INTERFERE WITH THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, RENEWAL OR REPLACEMENT OF SAID FACILITIES. AFFECTS PARCEL 9.
5. TERMS, CONDITIONS, PROVISIONS AND LIMITATIONS OF THE LAWYDALE CONSERVATION PROJECT AS DISCLOSED BY ORDINANCE APPROVING SAID PLAN, A COPY OF WHICH WAS RECORDED MAY 20, 1968 AS DOCUMENT NUMBER 20494541.  
  
AFFECTS ALL OF PARCEL 1; LOTS 4, 5, 6, 10, 13, 14, 15, 16, 17 AND 18 OF PARCEL 2; ALL OF PARCEL 3 AND PARCEL 4; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 OF PARCEL 5; LOTS 6 (EXCEPT THE WEST 7 FEET), 7, 8, 22 AND 23 OF PARCEL 6; AND LOTS 2, 3 AND 4 OF PARCEL 7 AND PORTIONS OF PARCEL 9.
6. TERMS, CONDITIONS, PROVISIONS AND LIMITATIONS OF THE PROJECT CENTRAL-WEST AS DISCLOSED BY ORDINANCE APPROVING SAID PLAN, A COPY OF WHICH WAS RECORDED JULY 15, 1969 AS DOCUMENT NUMBER 20900204.

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AFFECTS THE SOUTH 115 FEET OF THE WEST 20 FEET OF LOT 3, THE EAST 27 AND 1/2 FEET OF THE EAST 55 FEET OF THE SOUTH 115.99 FEET OF LOT 5, THE WEST 27 AND 1/2 FEET OF THE EAST 55 FEET OF THE SOUTH 115.99 FEET OF LOT 5, THE WEST 27 AND 1/2 FEET OF THE SOUTH 8111.99 FEET OF LOT 5 OF PARCEL 1; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13 AND 14 OF PARCEL 2; LOT 1 OF PARCEL 4; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18 OF PARCEL 5; LOTS 6 (EXCEPT THE WEST 7 FEET), 7, 8, 9, 10 AND THE NORTH 5 FEET OF LOT 11, 21, 22 AND 23 OF PARCEL 6; LOTS 1, 2, 3, 4, 5 AND 6 OF PARCEL 7; AND ALL OF PARCEL 8 AND PORTION OF PARCEL 9.

7. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RECORDED APRIL 6, 1978 AS DOCUMENT NUMBER 24392318.
8. EASEMENT OVER THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER PROPERTY WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE PEOPLES GAS, LIGHT AND COKE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS CREATED BY GRANT RECORDED MAY 15, 1978 AS DOCUMENT NUMBER 24446058.
9. CONDITIONS, COVENANTS AND RESTRICTIONS CONTAINED IN QUITCLAIM DEED RECORDED AUGUST 19, 1977 AS DOCUMENT NUMBER 24066336 AND FILED AS DOCUMENT LR 2960832 PROVIDING THAT THE LAND WILL BE USED AS SPECIFIED IN APPLICABLE PROVISIONS OF THE REDEVELOPMENT PLAN AND IN THE CONTRACT OF SALE FOR SAID PROPERTY; AND THAT NO DISCRIMINATION ON THE BASIS OF RACE, CREED, COLOR OR NATIONAL ORIGIN SHALL BE MADE IN THE SALE, LEASE, OR RENTAL OR IN USE OR OCCUPANCY OF THE LAND.
10. REGULATORY AGREEMENT FOR LIMITED DISTRIBUTION MORTGAGES DATED FEBRUARY 4, 1981 AND RECORDED SEPTEMBER 29, 1983 AS DOCUMENT NUMBER 26800746 AND FILED JANUARY 31, 1984 AS DOCUMENT LR3352970.
11. EXISTING UNRECORDED LEASES, IF ANY.
12. PROCEEDINGS PENDING IN THE CIRCUIT COURT OF COOK COUNTY, CASE NO. 09M1-400953, ON A COMPLAINT FILED BY THE CITY OF CHICAGO, AND AGAINST ST. STEPHEN TERRACE CORPORATION, ET. AL., FOR BUILDING CODE VIOLATIONS. NOTE: LIS PENDENS RECORDED MARCH 23, 2009 AS DOCUMENT NO. 0908229004.