

# UNOFFICIAL COPY

This Document Prepared By  
And After Recording Return To:  
Kenneth D. Crews, Esq.  
GoodSmith Gregg & Unruh LLP  
150 S. Wacker Drive, Suite 3150  
Chicago, IL 60606



Doc#: 0931333031 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/09/2009 09:37 AM Pg: 1 of 5

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **2623 ROSCOE L.L.C.**, an Illinois limited liability company ("Grantor"), having an address of 1731 N. Marcey, Suite 200, Chicago, Illinois 60614, by these presents does hereby GRANT, BARGAIN, SELL AND CONVEY unto **WILLIAMS ELECTRONICS GAMES, INC.**, a Delaware corporation, ("Grantee"), having an address of 800 South Northpoint Boulevard, Waukegan, Illinois, 60085, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, all interest in the Real Estate situated in the County of Cook, in the State of Illinois, and legally described on Exhibit A attached hereto and by this reference made a part hereof (the "Premises"), subject, however, to the certain permitted title exceptions described on Exhibit B attached hereto and by this reference made a part hereof.

Permanent Index Number: 13-24-404-035-0000

Property Address: 2623-2633 West Roscoe, Chicago, Illinois 60618

Together with all and singular improvements and fixtures located thereon, if any, the hereditaments and appurtenances and privileges thereunto belonging, or in anywise thereunto 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 Grantor, either in law or equity, of, in and to the above described Premises, with the hereditaments and

Box 400-CTCC

9/20/09  
DZ AEM

5/8

# UNOFFICIAL COPY

appurtenances: TO HAVE AND TO HOLD the said Premises as above described, with the appurtenances, unto Grantee, its heirs, successors and assigns if fee simple forever.

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's successors and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title and quiet possession to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed is executed as of the 4<sup>th</sup> day of November, 2009.

2623 ROSCOE L.L.C.,  
an Illinois limited liability company

By: [Signature]  
Name: Wayne Moretti  
Its Manager

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 Wayne Moretti, personally known to me to be the Manager of 2623 ROSCOE L.L.C., an Illinois limited liability company, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed the foregoing instrument as his free and voluntary act and as the act and deed of such limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and seal this 4<sup>th</sup> day of November, 2009.

My Commission Expires:  
8-7-12

[Signature]  
Notary Public

Please Mail Tax Bills To: Williams Electronics Games, Inc.  
800 South Northpoint Blvd.  
Waukegan, IL 60006



# UNOFFICIAL COPY


## EXHIBIT A TO SPECIAL WARRANTY DEED


### LEGAL DESCRIPTION


LOT 20 IN THE BOATYARD AT BELMONT AND THE RIVER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 08163174, IN COOK COUNTY, ILLINOIS.

Address: 2623-2633 West Roscoe, Chicago, Illinois 60618

PIN: 13-24-404-035-0000

STATE TAX  NOV.-5.09 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000001138	REAL ESTATE TRANSFER TAX
		03100.00
		FP 103024

COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX  NOV.-5.09 REVENUE STAMP	# 0000009219	REAL ESTATE TRANSFER TAX
		01550.00
		FP 103022

CITY TAX CITY OF CHICAGO  NOV.-5.09 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000001403	REAL ESTATE TRANSFER TAX
		32550.00
		FP 103023

# UNOFFICIAL COPY

## EXHIBIT B TO SPECIAL WARRANTY DEED

### PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR(S) 2008 (2<sup>ND</sup> INSTALLMENT ONLY) AND 2009, NONE YET DUE OR PAYABLE.
2. EXISTING UNRECORDED LEASE IN FAVOR OF WARNER BROS. ENTERTAINMENT INC. AS SET FORTH ON THE ALTA STATEMENT DATED NOVEMBER 4, 2009 AND ALL RIGHTS THEREUNDER OF THE LESSEE AND OF ANY PERSON CLAIMING BY THROUGH OR UNDER THE LESSEE.
3. RIGHTS, IF ANY, OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE NORTH BRANCH OF THE CHICAGO RIVER; AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE RIVER IN RESPECT TO THE WATER OF SAID RIVER.
4. GRANT OF EASEMENT DATED JUNE 24, 1949 AND RECORDED MARCH 28, 1952 AS DOCUMENT 15305713 MADE BY HENRY C. GREBE & CO., INC., TO THE CITY OF CHICAGO OF THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT PARTS OF A SEWER AND AN OUT FALL STRUCTURE WITH RIGHT OF ACCESS THERETO UPON AND UNDER A PORTION OF LOT 14 BEING THAT PART OF LOT 14 NORTHERLY OF A LINE RUNNING FROM A POINT ON THE SOUTH LINE OF ROSCOE STREET 30 FEET (MEASURED ON SAID SOUTH LINE) WEST OF THE WESTERLY BANK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER AS ESTABLISHED BY THE SANITARY DISTRICT OF CHICAGO IN AN ORDINANCE OF APRIL 23, 1902 TO A POINT ON THE WESTERLY BANK LINE OF SAID RIVER 37 FEET SOUTH OF ROSCOE STREET AND WESTERLY OF THE WESTERLY BANK LINE OF NORTH BRANCH OF THE CHICAGO RIVER.
5. A PERMANENT EASEMENT IN FAVOR OF THE METROPOLITAN SANITARY DISTRICT OF GREATER CHICAGO, A MUNICIPAL CORPORATION, IN, UNDER AND THROUGH THE LAND DESCRIBED AS FOLLOWS:

#### PARCEL A

THAT PART OF LOT 14 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED AUGUST 1, 1907, AS DOCUMENT NUMBER 4075557, BEING A TRACT OF LAND BOUNDED BY AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER WITH THE SOUTH RIGHT OF WAY LINE OF WEST ROSCOE STREET, SAID POINT OF

# UNOFFICIAL COPY

INTERSECTION ALSO BEING THE NORTHEAST CORNER OF SAID LOT 14; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 14, 185.00 FEET; THENCE SOUTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, 47 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 14, 55.00 FEET; THENCE SOUTHERLY ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE 3.00 FEET; THENCE EASTERLY ALONG A LINE WHICH MAKES AN ANGLE OF 85 DEGREES 00 MINUTES 00 SECONDS MEASURED TO THE LEFT OF THE LAST DESCRIBED LINE EXTENDED, 142.80 FEET TO THE WESTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE NORTHERLY ALONG THE SAID DOCK LINE OF THE CHICAGO RIVER, 64.20 FEET TO THE POINT OF BEGINNING.

IN CONNECTION WITH THE IMPROVEMENT DESIGNATED AS THE TUNNEL AND RESERVOIR PLAN FOR THE PURPOSE OF FLOOD CONTROL AS ACQUIRED IN A VESTING ORDER ENTERED ON MARCH 8, 1977 IN CASE 77L2486 AS SHOWN ON PLAT MARKED EXHIBIT 'A' ATTACHED THERETO AND MADE A PART THEREOF, AND ALL THE TERMS, COVENANTS AND CONDITIONS AS PRESCRIBED IN SAID CASE, AND AS EASEMENT IS REFERENCED IN DEED RECORDED AS DOCUMENT 00085700.

6. REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF CHICAGO AND MIDWAY GAMES INC., DATED JANUARY 31, 2000 AND RECORDED FEBRUARY 2, 2000 AS DOCUMENT NUMBER 00085702, AND THE TERMS AND CONDITIONS CONTAINED THEREIN;

COMPONENT COMPLETION CERTIFICATE RECORDED DECEMBER 20, 2006 AS DOCUMENT 0635418048 BY AND THROUGH THE CITY OF CHICAGO DEPARTMENT OF PLANNING AND DEVELOPMENT, PURSUANT TO SECTION 7.01 OF THE ADDISION CORRIDOR NORTH REDEVELOPMENT AGREEMENT CERTIFIES THAT THE OBLIGATION TO COMPLETE PHASE ONE AND PHASE TWO OF THE PROJECT HAS BEEN FULFILLED;

AND AS MODIFIED BY THE REDEVELOPMENT AGREEMENT AMENDMENT DATED OCTOBER 9, 2008 AND RECORDED NOVEMBER 4, 2008 AS DOCUMENT NUMBER 0830934038.

7. MATTERS THAT WOULD BE SHOWN BY AN ACCURATE SURVEY OF THE PROPERTY AS OF THE DATE HEREOF, INCLUDING WITHOUT LIMITATION, ANY ENCROACHMENT FROM THE PREMISES ONTO ADJOINING PROPERTY OR FROM ADJOINING PROPERTY ONTO THE PREMISES, UNRECORDED UTILITY EASEMENTS AND UNRECORDED EASEMENTS FOR INGRESS AND EGRESS.