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SPECIAL WARRANTY DEED



Prepared By:
Jason Erlich
Kluever & Platt, LLC
65 E. Wacker Place, Suite 2300
Chicago, IL 60601

Doc#: 0931705175 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/13/2009 12:38 PM Pg: 1 of 5

FIRST AMERICAN TITLE

ORDER # 1966041

THIS INDENTURE, made this 23 day of October, 2009 between **FAIRVIEW REAL ESTATE GROUP, LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and **MET PROPERTIES, LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged and pursuant to authority of the Manger of party of the first part, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the City of Chicago, County of Cook and State Illinois and legally described on Exhibit A attached hereto and made a part hereof.

Common Address of Property:

PIN#: 13-13-207-043

13-13-207-041-1025

13-13-207-041-1026

Parking Unit No. P-1

Parking Unit No. P-2

Commercial Space

4700 North Western Avenue, Chicago, Illinois, 60625

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right title, interest, claim or demand whatsoever of the party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and its successors and assigns, that during the period that the party of the first part has owned title to the Premises, 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Illinois Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Declaration and Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (i) utility easements, if any whether recorded or unrecorded; (j) installments due after Closing for regular assessments levied pursuant to the Declaration; (k) rights easements, covenants, conditions, restrictions and reservations contained in the Condominium Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; and (l) matters over which the title company has agreed to insure.

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IN WITNESS WHEREOF, the said party of the first part as caused its name to be signed to these presents by an authorized Manager, the day and year first above written.

FAIRVIEW REAL ESTATE GROUP, LLC,

By: Gerard Heffernan
Gerard Heffernan, its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for said County and State, personally came and appeared, Gerard Heffernan, who declared and acknowledged to me, Notary, that he is the Manager of Fairview Real Estate Group, LLC, an Illinois limited liability company, that as such duly authorized manager, has signed, sealed, and delivered said instrument as the free and voluntary act and deed of said company, and for the objects and purposes herein set forth.

Given under my hand and notary seal, this 23 day of Oct, 2009.

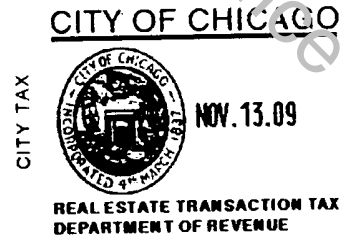
[Signature]
Notary Public

My commission expires 2/8/12

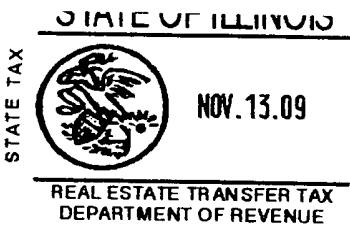


After Recording return and mail tax bill to:
Met Properties, LLC
1525 W. George Street, #2
Chicago, IL 60657

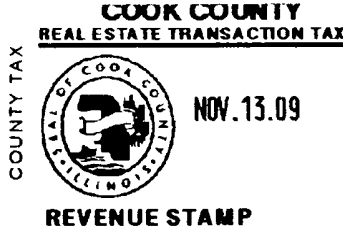
SHELDON ROSENBERG, ATTY
134 N. La Salle Suite 2100
Chicago IL 60602



# 0000007262	REAL ESTATE TRANSFER TAX
	0472500
	FP 102812



# 0000001860	REAL ESTATE TRANSFER TAX
	0045000
	FP 103027



# 0000001859	REAL ESTATE TRANSFER TAX
	0022500
	FP 103028

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EXHIBIT A

Legal Description

PARCEL 1:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 16.39 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 32.46 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 19 THROUGH 24, TAKEN AS A SINGLE TRACT, IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 13, AFORESAID, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 24, DISTANT 50.00 FEET WEST OF THE SAID EAST LINE OF SECTION 13; THENCE NORTH ALONG A LINE PARALLEL WITH AND 50.00 FEET WESTERLY DISTANT FROM THE SAID EAST LINE OF SECTION 13, A DISTANCE OF 8.92 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 58 MINUTES 50 SECONDS, MEASURED COUNTER-CLOCKWISE NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.05 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY, BRICK BUILDING, COMMONLY KNOWN AS 4700-4710 NORTH WESTERN AVENUE IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.00 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 23.38 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.96 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.55 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 33.03 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.74 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.35 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.66 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 15.19 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.33 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 59.49 FEET TO THE POINT OF THE BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT NOS. P-1 AND P-2, IN THE LINCOLN STATION CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19-22 IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT

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EXHIBIT A

Legal Description Continued

PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH EAST LINE OF SECTION 13 AFORESAID) IN COOK COUNTY ILLINOIS.

LOTS 23 AND 24 (EXCEPT THE EAST 17 FEET IN BLOCK 1 NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, LYING NORTH OF RAILROAD RIGHT OF WAY EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, COUNTY ILLINOIS.

EXCEPT THAT PART LEGALLY DESCRIBED AS FOLLOWS:

COMMERCIAL UNIT 1:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 16.39 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 32.46 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 19 THROUGH 24, TAKEN AS A SINGLE TRACT, IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 13, AFORESAID, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 24, DISTANT 50.00 FEET WEST OF THE SAID EAST LINE OF SECTION 13; THENCE NORTH ALONG A LINE PARALLEL WITH AND 50.00 FEET WESTERLY DISTANT FROM THE SAID EAST LINE OF SECTION 13, A DISTANCE OF 8.98 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 58 MINUTES 50 SECONDS, MEASURED COUNTER-CLOCKWISE NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 8.05 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY, BRICK BUILDING, COMMONLY KNOWN AS 4700-4710 NORTH WESTERN AVENUE IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 1.00 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 23.38 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.96 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.35 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 33.03 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.74 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 5.35 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 2.66 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 15.15 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR

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EXHIBIT A

Legal Description Continued

FACE OF SAID WALL, A DISTANCE OF 20.33 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 59.49 FEET TO THE POINT OF THE BEGINNING.

COMMERCIAL UNIT 2:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 16.30 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 32.35 FEET ABOVE CHICAGO CITY DATUM, LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 19 THROUGH 24, TAKEN AS A SINGLE TRACT, IN BLOCK 1 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTH-EAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 13, AFORESAID, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 24, DISTANT 50.00 FEET WEST OF THE SAID EAST LINE OF SECTION 13; THENCE NORTH ALONG A LINE PARALLEL WITH AND 50.00 FEET WESTERLY DISTANT FROM THE SAID EAST LINE OF SECTION 13, A DISTANCE OF 92.97 FEET; THENCE WEST ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 58 MINUTES 50 SECONDS, MEASURED COUNTER-CLOCKWISE NORTH TO WEST FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 1.02 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY, BRICK BUILDING, COMMONLY KNOWN AS 4700-4710 NORTH WESTERN AVENUE IN CHICAGO; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.75 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING WEST ALONG THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE INTERIOR FACE OF A WALL OF SAID BUILDING, A DISTANCE OF 5.95 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 1.93 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.73 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 16.65 FEET TO A CORNER OF THE WALL; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 8.70 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 13.32 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 4.17 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 7.54 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 4.53 FEET TO A CORNER OF THE WALL; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 20.41 FEET TO A CORNER OF THE WALL; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 26.68 FEET TO A CORNER OF THE WALL; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, BEING ALONG THE INTERIOR FACE OF SAID WALL, A DISTANCE OF 56.00 FEET TO THE POINT OF THE BEGINNING.

WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "F" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 6, 2004 AS DOCUMENT NO. 0412744096, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.