

UNOFFICIAL COPY



Warranty Deed

Doc#: 0932810044 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/24/2009 02:35 PM Pg: 1 of 3

5267932 02 20 23 28

THE GRANTOR(S) 53rd STREET DEVELOPMENT, LLC of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to LAKE PARK ASSOCIATES, INC., 1526 East 55th Street, Chicago, Illinois of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 8, 9, 10, 11, 12, AND 13 AND THE EAST 20 FEET OF LOT 14 IN C.M. CADY'S SUBDIVISION OF BLOCK 24 IN KIMBARK'S ADDITION TO HYDE PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1330, 1344-48 EAST 53rd STREET, CHICAGO, ILLINOIS
PIN: 20-11-408-032-0000
20-11-408-033-0000
20-11-408-058-0000

SUBJECT TO: general real estate taxes for 2009 and subsequent years, and those matters set forth on Exhibit A attached hereto and made a part hereof.

Dated this 16 Day of November 2009.

Gene Moore MANAGER
53rd STREET DEVELOPMENT, LLC

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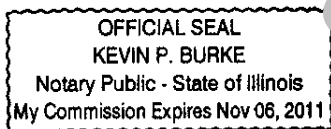
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

WILLIAM PHILLIPS, member of 53rd STREET DEVELOPMENT, LLC

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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of November 2009





NOTARY PUBLIC

Prepared By: Kevin P. Burke, Esq.
SMITH, HEMMESCH, BURKE, BRANNIGAN & GUERIN
10 South LaSalle, Suite 2660
Chicago, Illinois 60603

Mail To: David A. Grossberg
Schiff Hardin LLP
233 South Wacker Drive, Suite 6600
Chicago, IL 60606

Name & Address of Taxpayer:

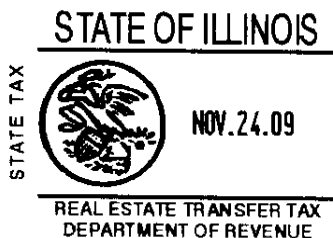
LAKE PARK ASSOCIATES, INC.
c/o HSA Commercial, Inc.
1526 E. 55th Street
Chicago, IL 60615

Exhibit A

Permitted Exceptions

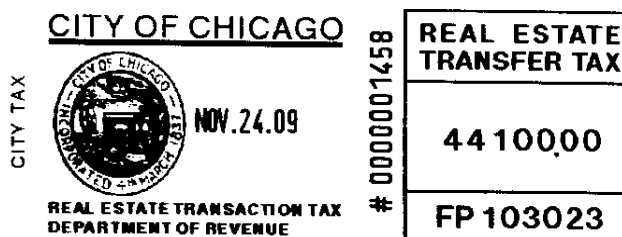
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1. Encroachment of the wall located mainly on the land onto the property north and adjoining by approximately 0.02 feet to 0.12 feet, west and adjoining by approximately 0.26 feet, and south and adjoining by approximately 0.73 feet, and the curb onto the property south and adjoining by approximately 0.03 feet, as shown on plat of survey number 05-71365 prepared by Professionals Associated Survey, Inc. dated July 2, 2009.
2. Encroachment of the fence and fence post located mainly on the property east and adjoining onto the land by approximately 0.55 feet and west and adjoining by approximately 0.04 feet to 0.16 feet, as shown on plat of survey number 05-71365 prepared by Professionals Associated Survey, Inc. dated July 2, 2009.
3. Encroachment of the three story brick building located mainly on the property east and adjoining onto the land by approximately 0.04 feet, as shown on plat of survey number 05-71365 prepared by Professionals Associated Survey, Inc. dated July 2, 2009.
4. Unrecorded easement in favor of public and quasi-public utility companies for the right to maintain and repair electric box, water valves, monitoring wells, manholes and valves, together with the right of access thereto as disclosed by plat of survey number 05-71365 prepared by Professionals Associated Survey, Inc. dated July 2, 2009.
5. Terms, conditions, provisions and limitations contained in the Urban Renewal Plan, a copy of which was recorded August 8, 1961 as Document No. 18240483.
6. Environmental Disclosure document recorded September 21, 1994 as Document No. 94822390 and the terms and provisions contained therein.
7. Agreement for access to premises dated April 14, 1994 and recorded September 21, 1994 as Document No. 94822391 made by and between Mobil Oil Corporation and Hyde Park Service Limited Partnership, and the terms and provisions contained therein.
8. Covenants and restrictions contained in the document recorded August 6, 1964 as Document No. 19206736.
9. Covenants and restrictions contained in the document recorded December 21, 1964 as Document No. 19338661.
10. Provisions contained in the deed from Franchise Realty Investment Trust-IL, recorded December 15, 2004 as Document No. 0435033150 relating to the terms, reservations and conditions of the sale of the subject property to the grantee identified therein.
11. Terms, conditions and limitations contained in the No Further Remediation letter issued by the Illinois Environmental Protection Agency and recorded March 1, 2006 as Document No. 0606008002.



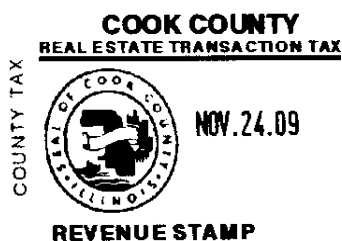
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REAL ESTATE TRANSFER TAX
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000001458

REAL ESTATE TRANSFER TAX
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