

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (ILLINOIS)

AFTER RECORDING, MAIL TO:

Dean J. Marks, Esq.
Active Roofing, Inc.
c/o Sterling Bay Companies, LLC
626 West Jackson, Ste 650
Chicago, Illinois 60661

NAME AND ADDRESS OF PREPARER:

Kathryn Kovitz Arnold, Esq.
Shefsky & Froelich Ltd.
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601



Doc#: 0933804122 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/04/2009 09:50 AM Pg: 1 of 5

RECORDER'S STAMP

Mary J. McClain, as Trustee under the McClain Revocable Trust Agreement dated September 21, 1995 (hereinafter referred to as "Grantor"), whose mailing address is c/o McClain, Cottingham & Gilligan, LLC, 9247 N. Meridian Street, Suite 150, Indianapolis, Indiana 46260, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by STOUT PROPERTIES, LLC, an Illinois limited liability company (hereinafter referred to as "Grantee"), whose mailing address is c/o Sterling Bay Companies, LLC, 626 West Jackson, Ste 650, Chicago, Illinois 60661, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors, and assigns forever, that certain tract of real property located in Cook County, Illinois and more particularly described on Exhibit "A" attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being collectively referred to as the "Property").

P.I.N.: 17-31-101-013-0000;
17-31-101-016-0000; and
17-31-108-028-0000

Property Address: 2100 West 32nd Street, Chicago, Illinois 60608

TO HAVE AND TO HOLD the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns forever; and Grantor hereby binds itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided, that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit B attached hereto.

Box 400-CTCC

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IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 5th day of November, 2009.

Mary McClain, as Trustee under the McClain Revocable Trust Agreement dated September 21, 1995 by John G. McClain, her attorney-in-fact
Mary McClain, as Trustee under the McClain Revocable Trust Agreement dated September 21, 1995 by John G. McClain, her attorney-in-fact.

STATE OF INDIANA)
) SS.
COUNTY OF ~~MARION~~)
 HAMILTON DV

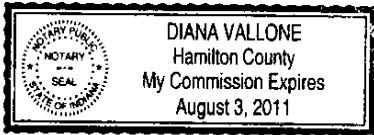
I, The Undersigned, a notary public in and for the County of ~~Marion~~ *Hamilton DV*, State of Indiana, DO HEREBY CERTIFY that John G. McClain, Attorney-in-fact for Mary McClain, as Trustee under the McClain Revocable Trust Agreement dated September 21, 1995, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the foregoing instrument as his free and voluntary act, and the free and voluntary act of the corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this *4th DV* 5th day of November, 2009.


Diana Vallone

NOTARY PUBLIC

1133333_1



STATE OF ILLINOIS


STATE TAX  DEC.-1.05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000011244

REAL ESTATE TRANSFER TAX
007 10.00
FF 103024

COOK COUNTY REAL ESTATE TRANSACTION TAX


COUNTY TAX  DEC.-1.09

REVENUE STAMP

0000009327

REAL ESTATE TRANSFER TAX
00355.00
FP 103022

CITY OF CHICAGO

CITY TAX  DEC.-1.09

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000007488

REAL ESTATE TRANSFER TAX
07455.00
FP 103023

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF VACATED WEST BROSS AVENUE AND OF BLOCK 18 IN S. J. WALKER'S SUBDIVISION OF THAT PART SOUTH OF THE CANAL, OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUSIVE WITHIN A STRIP OF LAND, 20 FEET IN WIDTH, EXTENDING WESTWARDLY FROM THE WESTERLY LINE OF SOUTH HOYNE AVENUE, BEING ALSO THE EASTERLY LINE, AND THE EXTENSION THEREOF, OF SAID BLOCK 18 TO THE LINE DEFINING THE SOUTHERLY BOUNDARY OF PARCELS 'I M' 203.1 AS DESCRIBED IN CONDEMNATION PROCEEDINGS '63S13490', SAID STRIP OF LAND BEING BOUNDED BY AND LYING BETWEEN LINES, AND PROLONGATION OF LINES, WHICH ARE PARALLEL AND CONCENTRIC WITH AND 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE; BEGINNING ON SAID WESTERLY LINE OF SOUTH HOYNE AVENUE AT A POINT 264.74 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID BLOCK 18 AND RUNNING THENCE NORTH WESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX SOUTHERLY, AND HAVING A RADIUS OF 398.02 FEET, A DISTANCE OF 79.30 FEET TO A POINT 21.99 FEET, MEASURED PERPENDICULARLY, SOUTHERLY FROM THE SOUTHERLY LINE OF SAID BLOCK 18 AND 66.65 FEET MEASURED PERPENDICULARLY, WESTERLY FROM SAID WESTERLY LINE OF SOUTH HOYNE AVENUE; THENCE NORTH WESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 202.90 FEET TO A POINT 103.99 FEET, MEASURED PERPENDICULARLY, NORTHERLY FROM THE SOUTHERLY LINE OF SAID BLOCK 18 AND 225.70 FEET, MEASURED PERPENDICULARLY, WESTERLY FROM THE WESTERLY LINE OF SOUTH HOYNE AVENUE; THENCE NORTH WESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX NORTHERLY, AND HAVING A RADIUS OF 398.02 FEET (THE WESTERLY TERMINUS OF WHICH ARC IS A POINT 173.17 FEET EASTERLY FROM THE WESTERLY LINE AND 10 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID BLOCK 18) A DISTANCE OF 68.06 FEET TO ITS INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF THE PARCELS OF LAND DESCRIBED IN SAID CONDEMNATION PROCEEDINGS, (SAID SOUTHERLY BOUNDARY LINE BEING A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTHERLY LINE OF THE SOUTHERLY RESERVE OF ILLINOIS AND MICHIGAN CANAL, 844 FEET (AS MEASURED ALONG SAID SOUTHERLY LINE) SOUTHWESTERLY FROM THE WESTERLY LINE OF SAID SOUTH HOYNE AVENUE, TO A POINT ON SAID WESTERLY LINE OF SOUTH HOYNE AVENUE WHICH IS 112 FEET (AS MEASURED ALONG SAID WESTERLY LINE) SOUTHEASTERLY FROM THE SOUTHERLY LINE OF THE SOUTHERLY RESERVE AFORESAID), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PARTS OF BLOCKS 16 AND 18, PART OF VACATED BROSS AVENUE LYING SOUTHEASTERLY OF SAID BLOCK 18 AND PART OF VACATED HAMILTON AVENUE LYING SOUTHWESTERLY OF SAID BLOCK 16 ALL IN S. J. WALKER'S SUBDIVISION OF THAT PART SOUTH OF THE CANAL OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP

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39 NORTH, RANGE 14, WHICH TRACT OF LAND IS BOUNDED ON THE NORTH EAST BY THE SOUTHWESTERLY LINE OF SOUTH HOYNE AVENUE ON THE SOUTH BY THE NORTH LINE OF WEST 32ND STREET AS DEEDED BY INSTRUMENT RECORDED DECEMBER 14, 1950 AS DOCUMENT 14973547 ON THE SOUTH WEST BY A STRAIGHT LINE WHICH EXTENDS NORTHWARD FROM A POINT ON SAID NORTH LINE OF WEST 32ND STREET THAT IS 350 FEET WEST OF THE POINT OF INTERSECTION TO SAID NORTH STREET LINE AND SAID SOUTHWESTERLY LINE OF SOUTH HOYNE AVENUE TO A POINT ON THE NORTHERLY LINE OF SAID BLOCK 18 WHICH IS 305.43 FEET SOUTHWESTERLY FROM THE MOST NORTHERLY CORNER OF SAID BLOCK 18 AND ON THE NORTH BY A LINE 10 FEET (MEASURED PERPENDICULAR) SOUTHERLY FROM AND PARALLEL TO THE FOLLOWING DESCRIBED LINE) BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID BLOCK 18 WHICH IS 10 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID BLOCK AND RUNNING THENCE NORTHEASTWARDLY ALONG A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID BLOCK, A DISTANCE OF 173.17 FEET THENCE EASTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 398.02 FEET AND CONVEX NORTHERLY, A DISTANCE OF 266.62 FEET TO A POINT 103.99 FEET (MEASURED PERPENDICULARLY) NORTHERLY FROM THE SOUTHERLY LINE AND 225.70 FEET (MEASURED PERPENDICULARLY) WESTERLY FROM THE EASTERLY LINE OF SAID BLOCK, THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE 202.90 FEET TO A POINT 21.99 FEET (MEASURED PERPENDICULARLY) SOUTHERLY FROM SAID SOUTHERLY LINE OF BLOCK 18 AND 66.65 FEET (MEASURED PERPENDICULARLY) WESTERLY FROM SAID WESTERLY LINE OF SOUTH HOYNE AVENUE, THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 398.02 FEET AND CONVEX SOUTHERLY A DISTANCE OF 79.30 FEET TO A POINT ON SAID WESTERLY LINE OF SOUTH HOYNE AVENUE, WHICH IS 264.74 FEET SOUTHEASTERLY FROM THE POINT ON SAID WESTERLY STREET LINE WHICH IS THE MOST NORTHERLY CORNER OF SAID BLOCK 18, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 2100 West 32nd Street, Chicago, Illinois 60608

Property Index Number(s): 17-31-101-013-0000;
17-31-101-016-0000; and
17-31-108-028-0000

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EXHIBIT "B"

PERMITTED EXCEPTIONS TO TITLE

1. THE LIEN OF GENERAL TAXES NOT YET DUE AND PAYABLE.
2. LEASE MADE BY TOM G. MCLAIN TO CHICAGO SMSA LIMITED PARTNERSHIP DATED SEPTEMBER 21, 1994 AND A MEMORANDUM OF WHICH WAS RECORDED DECEMBER 5, 1994 AS DOCUMENT NO. 04015566, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING DECEMBER 1, 1993 AND ENDING OCTOBER 31, 1998, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

ASSIGNMENT AND ASSUMPTION AGREEMENT DATED JUNE 25, 2001 RECORDED SEPTEMBER 18, 2001 AS DOCUMENT 0010865972 BETWEEN CHICAGO SMSA LIMITED PARTNERSHIP AND CROWN CASTLE GT COMPANY LLC.
3. ORDER ESTABLISHING FREEWAY AND ROUTE LOCATION DECISION BOTH RECORDED JULY 17, 1961 AS DOCUMENT 18218786 AND 18218787 RESPECTIVELY PURPORTING TO GIVE NOTICE BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DIVISION OF HIGHWAYS, OF STATE OF ILLINOIS, OF THE INTENT OF SAID BODY TO ESTABLISH A FREEWAY ON, OVER, ACROSS OR CONTIGUOUS TO THE LAND IN A MANNER WHICH WILL PERMIT ACCESS BETWEEN SAID FREEWAY AND ABUTTING LANDS ONLY AT ENTRANCES PROVIDED FOR SAID PURPOSES.
4. RIGHTS OF THE PUBLIC, STATE OF ILLINOIS AND THE COUNTY OF COOK IN THAT PART OF THE LAND, TAKEN FOR THE ILLINOIS AND MICHIGAN EXPRESSWAY IN CASE 63S13490 AND 63C3207.

(AFFECTS THE NORTHWEST CORNER OF PARCEL 2)
5. ENCROACHMENT OF THE FENCE AND PAVEMENT LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHERLY AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 06211 PREPARED BY V3 COMPANIES OF ILLINOIS, LTD. DATED DECEMBER 27, 2007.