

UNOFFICIAL COPY



This instrument was prepared by:

James M. Teper, Esq.
Patzik, Frank & Samotny Ltd.
150 South Wacker Drive, Suite 1500
Chicago, Illinois 60606

Doc#: 1000833020 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/08/2010 09:14 AM Pg: 1 of 4

84 970860 27K
1/3

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

VBT-ROGERS PARK PROPERTIES, LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by 1240 Pratt LLC, an Illinois limited liability company ("Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, SELL, AND CONVEY unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property").

Subject to the permitted exceptions described on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

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STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	DEC. 30. 09	00347.50
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000011347	FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	DEC. 30. 09	00173.75
REVENUE STAMP	# 0000009431	FP 103022

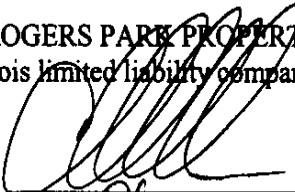
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EXECUTED as of the 7 day of December, 2009.

GRANTOR:

VBT-ROGERS PARK PROPERTIES, LLC,
an Illinois limited liability company

By:


Name: Christopher J. Swered
Title: J.P.

STATE OF ILLINOIS

ss:

COUNTY OF COOK

On the 7 day of December, 2009, before me, the undersigned, a Notary Public, in and for the State of Illinois, personally appeared Christopher J. Swered, who acknowledged himself to be a vice president of VBT-ROGERS PARK PROPERTIES, LLC, an Illinois limited liability company, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company.

In witness whereof, I hereunto set my hand and official seal.

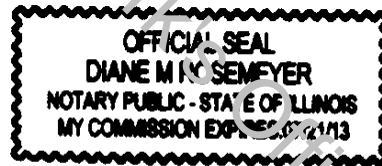


Notary Public

My commission expires: 7/21/13


Real Estate Tax Bills Mail To:

1340 Pratt LLC
55 East Jackson Boulevard
Suite 599
Chicago, Illinois 60604
Attn: Mr. Jerry Nudo



After recording, mail to:

Barnett P. Ruttenberg, Esq.
Drinker Biddle & Reath LLP
191 North Wacker Drive
Chicago, Illinois 60606

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO DEC. 30.09	REAL ESTATE TRANSFER TAX
		0364875
	# 0000001560	FP 103023

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EXHIBIT A

LEGAL DESCRIPTION

LOT 7 IN BLOCK 4 IN L. E. INGALL'S SUBDIVISION OF BLOCKS 5 AND 6 IN CIRCUIT COURT PARTITION OF THE EAST ½ OF THE NORTHWEST ¼ AND THE NORTHEAST FRACTIONAL ¼ OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOT 7 CONVEYED TO THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD BY DEED DATED JULY 4, 1904 AND RECORDED AUGUST 17, 1904 AS DOCUMENT 3580383 AND EXCEPT PART CONVEYED TO BURTON HANSON BY DEED DATED SEPTEMBER 22, 1910 AND RECORDED NOVEMBER 29, 1910 AS DOCUMENT 4670041 AND EXCEPT THAT PART DEEDED FOR PUBLIC STREET AND USED BY CHICAGO MILWAUKEE AND ST. PAUL RAILROAD COMPANY UNDER DOCUMENT NUMBER 6093233, APRIL 20, 1917 AND RECORDED IN BOOK 150 PAGES 30 AND 31) ALL IN COOK COUNTY, ILLINOIS.

Property Address: 1340 West Pratt Boulevard
a/k/a 6800 North Wayne Avenue
Chicago, Illinois 60626

Permanent Index No.: 11-32-122-007-0000

UNOFFICIAL COPY**EXHIBIT 6**

1340 WEST PRATT

PERMITTED EXCEPTIONS

2009 TAXES NOT YET DUE OR PAYABLE.

MORTGAGE DATED JANUARY 23, 2007 AND RECORDED JANUARY 29, 2007 AS DOCUMENT NO. 0702947084 MADE BY 1340 WEST PRATT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO VILLAGE BANK & TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT OF \$700,000.00.

ASSIGNMENT OF RENTS RECORDED JANUARY 29, 2007 AS DOCUMENT NO. 0702947085 MADE BY 1340 WEST PRATT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO VILLAGE BANK & TRUST.

JUNIOR MORTGAGE AND SECURITY AGREEMENT DATED APRIL 8, 2007 AND RECORDED APRIL 12, 2007 AS DOCUMENT 0710247059 MADE BY 1340 WEST PRATT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO FIRST DUPAGE BANK, AN ILLINOIS STATE BANK TO SECURE A NOTE IN THE AMOUNT OF \$320,000.00.

JUNIOR ASSIGNMENT OF RENTS AND LEASES RECORDED APRIL 12, 2007 AS DOCUMENT NO. 0710247080 MADE BY 1340 WEST PRATT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO FIRST DUPAGE BANK, AN ILLINOIS BANKING CORPORATION.

SUBORDINATION AND INTERCREDITOR AGREEMENT EXECUTED BY AND BETWEEN VILLAGE BANK & TRUST (SENIOR LENDER), FIRST DUPAGE BANK (JUNIOR LENDER) AND 1340 WEST PRATT, LLC (BORROWER), RECORDED APRIL 12, 2007 AS DOCUMENT 0710247081.