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Doc#: 1009133017 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/01/2010 08:50 AM Pg: 1 of 8

THIS DOCUMENT WAS PREPARED BY:

Gary L. Auerbach, Esq.
Much Shelist
191 North Wacker Drive
Suite 1800
Chicago, Illinois 60606

Property of Cook County
SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 10 day of March, 2010 between **ENVIROTEST ILLINOIS, INC.**, a Delaware corporation, having an address c/o Environmental Systems Products Holdings Inc., 11 Kripes Road, East Granby, CT 06026-9720 ("**Grantor**") and **CHICAGO PROPERTY VENTURE, LLC**, an Illinois limited liability company, 5618 W. Fillmore ("**Grantee**").
CH 0130 IL 60644

For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, the following described real estate, situated in Cook County in the State of Illinois, commonly known as 5618 W. Fillmore Street and also known as 1006 S. Central Avenue and 1016 S. Central Avenue, Chicago, Illinois and legally described on **Exhibit A** attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise 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 the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to the those Permitted Exceptions set forth on **Exhibit B** attached hereto and made a part hereof.

Box 400-CTCC

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents the day and year first above written.


ENVIROTEST ILLINOIS, INC.,
a Delaware corporation

By: 
Name: Scott Haftmann
Title: Sr. Vice President - CFO


Property of Cook County Clerk's Office

STATE TAX
STATE OF ILLINOIS

MAR. 30. 10
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000000201
REAL ESTATE TRANSFER TAX
0 105000
FP 103024

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR. 30. 10
REVENUE STAMP

000000201
REAL ESTATE TRANSFER TAX
0052500
FP 103022

CITY TAX
CITY OF CHICAGO

MAR. 30. 10
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001763
REAL ESTATE TRANSFER TAX
1 102500
FP 103023

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THE SOUTH $\frac{3}{4}$ (EXCEPT THAT PART TAKEN FOR SOUTH CENTRAL AVENUE AND EXCEPT THE SOUTH 809 FEET OF SAID SOUTH $\frac{3}{4}$) OF THE EAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE PART OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 17, COMMENCING ON THE WEST LINE OF CENTRAL AVENUE 666 FEET NORTH OF THE NORTH LINE OF WEST 12TH STREET; THENCE NORTH ALONG THE WEST LINE OF SAID CENTRAL AVENUE, A DISTANCE OF 110 FEET, THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF WEST 12TH STREET TO THE CENTER LINE OF THE EAST $\frac{1}{4}$ OF THE SOUTH $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17; THENCE SOUTH ON SAID CENTER LINE, A DISTANCE OF 110 FEET, THENCE EAST TO THE POINT OF BEGINNING, IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.(s): 16-17-413-010-0000
16-17-413-019-0000

ADDRESS: 5618 W. FILLMORE
a/k/a 1006 S. CENTRAL AVENUE
and 1016 S. CENTRAL AVENUE
CHICAGO, ILLINOIS

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EXHIBIT B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES AND ASSESSMENTS FOR THE YEAR 2009 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
2. COUNTY AND MUNICIPAL ZONING AND BUILDING ORDINANCES AFFECTING THE PROPERTY.
3. ACTS DONE OR SUFFERED BY GRANTEE.
4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
5. EASEMENTS, RIGHTS OF WAY, LIMITATIONS, CONDITIONS, COVENANTS, RESTRICTIONS AND OTHER MATTERS OF RECORD.
6. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES IF ANY.
7. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
8. RIGHTS OF THE B & O CHICAGO TERMINAL RAILROAD COMPANY AND OF ALL PERSONS CLAIMING THEREUNDER IN AND TO RAILROAD, SWITCH AND SPUR TRACKS AND IN AND TO THE RIGHT OF WAY OVER WHICH SAID TRACKS ARE LAID.

AFTER RECORDING RETURN TO:
 SEND SUBSEQUENT TAX BILLS TO:

Chicago Property Venture, LLC

5618 W. Fillmore
Chicago, IL 60644

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

) SS

COUNTY OF COOK

ENVIROTEST ILLINOIS, INC., being duly sworn on oath, states that it resides at 11 Kripes Road, East Granby, CT 06026. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
OR
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Envirotest Illinois, Inc.

By: _____

Gary L. Auerbach, Attorney and Agent

SUBSCRIBED AND SWORN to before me

this 12 day of March, 2010.

Janece Waters
Notary public

