(10f2)

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Doc#: 1015340043 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

This space rese Date: 06/02/2010 10:07 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

GRANTOR, 1335
FULLERETON, LLC, An
Illinois limited liability
company, having its
principal place of business at
908 N. Halsted Street,
Chicago, Illinois 60642, for
and in consideration of Ten
and No/100 Dollais (\$10.00)
and other good and valuable
consideration in hand paid
does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the Grantee,

FULLERTON-WAYNE DEVELO? MENT, LLC, an Illinois limited liability company, having its principal place of business at 2698 Independence Avenue, Glenview, Illinois 60026, the following described real estate, to wit:

SEE EXHIBIT A ATTACHED HERF TO AND MADE A PART HEREOF

Permanent Index Nos:14-32-104-006-0000; 14-32-105-001-0000; 14-32-105-002-0000; 14-32-105-009-0000; and 13-32-105-014-0000

Commonly Known As:

1329-1355 W. Fullerton Ave., Chicago, Illinois

TO HAVE AND HOLD said premises, forever. SUBJECT TO: Matters abown on Exhibit B attached hereto and made a part hereof.

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 charges, except as herein recited; and that the said premises, against all persons lawfully claiming, or to chain the same, by through or under it, it WILL WARRANT AND FOREVER DEFEND.

Box 400-CTCC











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IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 24th day of May, 2010

1335 FULLERTON, LLC,

An Illinois limited liability company

rederick S. Latsko, its Manager

City of Chicago

STATE OF ILLINOIS

COUNTY OF COOK

5/25/2010 14:05

dr00260

Dept. of Revenue 601193

Real Estate Transfer Stamp

\$59,325.00

Batch 1,151,495

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that FREDERICK S. LATSKO, the Manager of 1335 FULLERTON, 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, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notary seal this 24th day of May, 2010

Official Seal Warren C Lask Notary Public State of Illinois My Commission Expires 04/16/2011

Prepared By:

WARREN C. LASKI, ESQ., 1751 W. Surf Street, Chicago, Illinois 60657

Tax Bill To:

FULLERTON-WAYNE DEVELOPMENT, LLC, 2698 Independence Avenue

Glenview, Illinois 60026

Return To:

MANNY M. LAPIDOS, ESQ. 4709 West Golf Road, Suite 475, Skokie, Illinois 60076

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

LOTS 6 TO 11 AND ALL THAT PART OF LOT 5, LYING WESTERLY OF A LINE 10.00 FEET WESTERLY OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE CENTERLINE OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S MAIN TRACK AS NOW THERE LAID AND OPERATED ALL IN BLOCK 3 DI GEORGE WARD'S SUBDIVISION OF BLOCK 12 IN SHEFFIELD'S ADDITION TO THE CITY OF CHICAGO IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 TO 5, INCLUSIVE IN SUB-BLOCK 4 IN GEORGE WARD'S SUBDIVISION OF BLOCK 12 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRL' FRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B"

PERMITTED EXCEPTIONS

- 1. GENERAL REAL ESTATE TAXES FOR 2009 AND SUBSEQUENT YEARS
- 2. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT DATED MAY 4, 2004 AND RECORDED MAY 13, 2004 AS DOCUMENT 0413433154 MADE BY 1335 FULLERTON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY TO UBS REAL ESTATE INVESTMENTS INC. TO SECURE A NOTE FOR \$3,700,000.00, AND ANY ASSIGNMENTS THEREOF.
- 3. RESERVATION OF ALL MINERALS OF ANY NATURE WHATSOEVER, INCLUDING BUT NOT EXCLUSIVELY COAL, IRON, NATURAL GAS AND OIL, WHICH MAY BE IN OR UPON THE SUBJECT PROPERTY, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO FXPLORE FOR AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS FO'? THE BENEFIT OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY,

ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THE COVENANTS AND RESTRICTIONS AS CONTAINED IN THE DEED FROM STANLEY E. G. HILLMAN AS TRUSTEE FOR THE CHICAGO, MILVAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY UNDER BANKRUPTCY PROCLEDINGS 77B8999 TO ESKO ROOFING COMPANY DATED JANUARY 17, 1979 AND RECORDED JANUARY 29, 1979 AS DOCUMENT 24819979.

(AFFECTS PARCEL 1)

- 4. SECURITY INTEREST OF UBS REAL ESTATE INVESTMENTS INC., SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY FINANCING STATEMENT NAMING 1335 FULLERTON, LLC AS DEBTOR AND RECORDED MAY 13, 2004 AS DOCUMENT NO. 0413433156 AND ANY ASSIGNMENTS THEREOF.
- 5. ASSIGNMENT OF RENTS RECORDED MAY 13, 2004 AS DOCUMEN? NO. 0413433155 MADE BY 1335 FULLERTON, LLC TO UBS REAL ESTATE INVESTMENTS INC. AND ANY ASSIGNMENTS THEREOF.
- 6. RIGHTS OF TENANTS AS TENANTS ONLY UNDER UNRECORDED LEASES
- 7. AS DEPICTED ON THE PLAT OF SURVEY BY GREMLEY & BIEDERMANN DATE: APRIL 15, 2004 NUMBER 2004-00757-001:
- A. ENCROACHMENT OF THE OVERHEAD SIGN LOCATED MAINLY ON LOT 9 ONTO PUBLIC PROPERTY NORTH AND ADJOINING.
- B. ENCROACHMENT OF THE CHAIN LINK FENCE LOCATED MAINLY ON LOT 5 ONTO PROPERTY EAST AND ADJOINING.