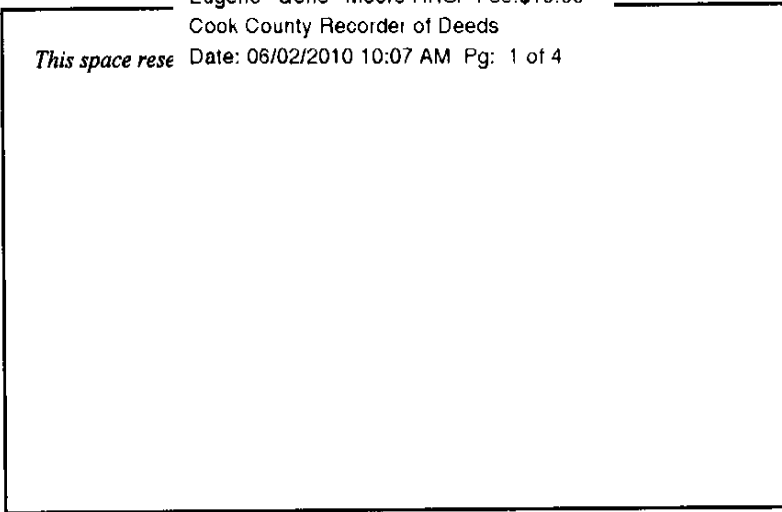




(1 of 2)

Doc#: 1015340043 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
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 Dollars (\$10.00) and other good and valuable consideration in hand paid does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the Grantee,

FULLERTON-WAYNE DEVELOPMENT, 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 HERETO 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

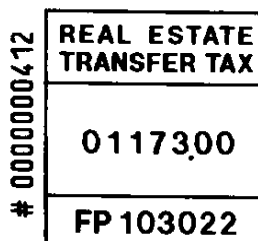
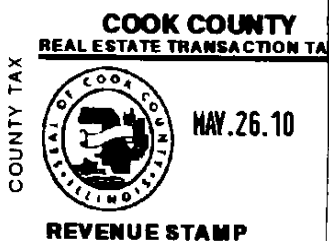
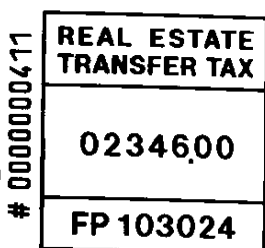
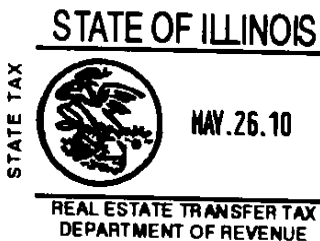
TO HAVE AND HOLD said premises, forever. SUBJECT TO: Matters shown on Exhibit B attached hereto and made a part hereof.

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 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, it WILL WARRANT AND FOREVER DEFEND.

C.T.I.C. 8497303 D2 KARSA

Box 400-CTCC

4/8



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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 IN 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 THIRD PRINCIPAL 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 EXPLORE FOR AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS FOR 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, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY UNDER BANKRUPTCY PROCEEDINGS 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 DOCUMENT 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 DATED 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.