

# UNOFFICIAL COPY



Doc#: 1016857131 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/17/2010 11:01 AM Pg: 1 of 4

4399627

4399627 (1/4)

## SPECIAL WARRANTY DEED

GIT  
6-11

**BBC II, LLC**, a Delaware limited liability company, (hereinafter called "**Grantor**"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by **JOE PERRI** (hereinafter called "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged and confessed, by these presents does hereby **GRANT, BARGAIN AND SELL** unto Grantee, all of Grantor's right, title and interest in and to the real property located in Cook County, Illinois, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, together with (i) all and singular, all of Grantor's right title and interest in and to all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's right, title and interest in and to any and all improvements and buildings located on the real property, and (iii) all of Grantor's right, title and interest in and to any and all Fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "**Property**"), subject to, however, those exceptions and encumbrances set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (the exceptions and encumbrances being called the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

### GRANTOR:

**BBC II, LLC**, a Delaware limited liability company

By: Paul M. Arenberg  
Print: Paul M. Arenberg  
Its: Member

Date of Execution: November 2, 2004

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STATE OF ILLINOIS     )  
   ) SS.  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **PAUL M. ARENBERG**, personally known to me to be a Member of **BBC II, LLC**, a Delaware limited liability company, and 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 as such Member, he signed, sealed and delivered said instrument as Member of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

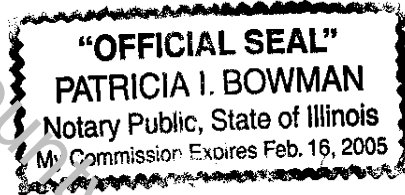
Given under my hand and official seal, this 17<sup>th</sup> day of November, 2004.

*Patricia I. Bowman*  
 Notary Public

My Commission Expires: 02/01/05

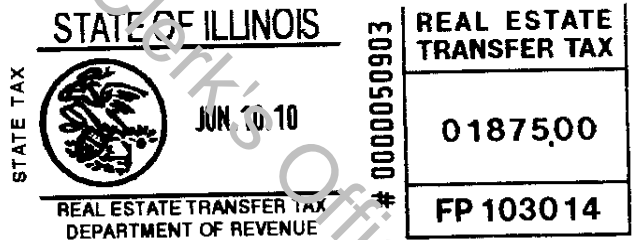
This Instrument Prepared By:

Thomas L. Hefty  
 McDermott, Will & Emery  
 227 West Monroe Street  
 Chicago, Illinois 60606



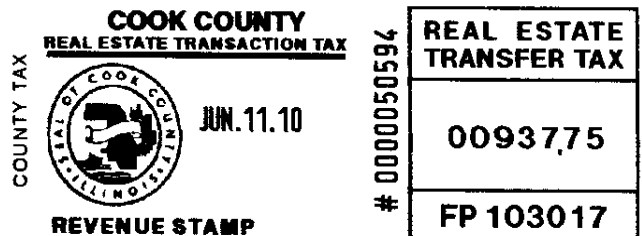
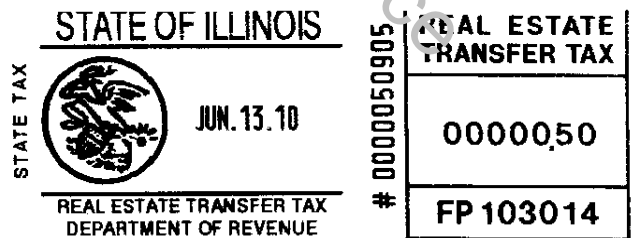
Address of Grantee and  
 Send subsequent Tax Bills To:

Joe Perri  
 2323 West Fulton Street  
 Chicago, Illinois 60622



After Recording Return To:

Robert J. Lovero  
 Attorney At Law  
 6536 W. Cermak Road  
 Berwyn, Illinois 60402



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## EXHIBIT A

## LEGAL DESCRIPTION

## PARCEL 1:

LOTS 1, 2, 3 AND 4, TOGETHER WITH THE 14 FOOT VACATED EAST AND WEST ALLEY, LYING SOUTH OF AND ADJOINING SAID LOTS, IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 41 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

LOTS 1, 2, 3 AND 4, TOGETHER WITH THE NORTH 2 FEET OF THE VACATED EAST AND WEST ALLEY, LYING SOUTH OF AND ADJOINING SAID LOTS 3 AND 4, AND THE WESTERLY 2 FEET (MORE OR LESS) OF SAID LOT 2, TOGETHER WITH THE 14 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 AND 2, EXCEPT THE WESTERLY 2 FEET (MORE OR LESS) OF SAID LOT 2, IN THE SUBDIVISION OF LOTS 3 AND 4 IN BLOCK 41 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

LOT 1, TOGETHER WITH THE NORTH 2 FEET OF THE VACATED EAST AND WEST ALLEY, LYING SOUTH OF AND ADJOINING SAID LOT, IN THE SUBDIVISION OF LOTS 5 AND 6 IN BLOCK 41 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS:

2323 W. FULTON STREET  
CHICAGO, ILLINOIS 60622

PERMANENT INDEX NUMBER: 17-07-308-~~013~~<sup>060</sup>-0000

17-07-308-049-0000

17-07-308-~~051~~<sup>059</sup>-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General Real Estate Taxes not delinquent.
2. Covenants, Conditions, Restrictions and Agreements contained in the Redevelopment Agreement between the City of Chicago, a municipal corporation, as the seller, and Bowman Dairy Company, as the purchaser or redeveloper, dated August 7, 1963 and recorded August 7, 1963 as Document 18879160.
3. Terms, provisions, limitations and conditions imposed by the Redevelopment Plan, as disclosed by Ordinance recorded March 24, 1961 as Document 18118237.
4. Easement over the South 5 feet of the North 1/2 of the 14 foot vacated East and West Alley, lying South of and adjoining Lot 1 in the subdivision of Lots 5 and 6 in Block 41, also the South 12 feet of the 14 foot vacated East and West Alley, lying South of and adjoining Lots 1, 2 3 and 4 in the Subdivision of Lots 3 and 4, also the South 12 feet of the 14 foot vacated East and West Alley lying South of and adjoining Lots 1, 2, 3 and 4 in the Subdivision of Lots 1 and 2 in Block 41 of land for the purpose of serving the subdivision and other property with electric service, and also with right of access thereto, as granted to Commonwealth Edison and Illinois Bell Telephone Company and their respective successors and assigns and as shown on Easements recorded May 20, 1966 as Document 19838612 and June 16, 1966 as Document 19859205, respectively.
5. Covenants and restrictions contained in the Redevelopment Agreement between the City of Chicago, as the Seller, and McBride & Hartnett Oil Company, Inc., as the Purchaser or Redeveloper, dated April 9, 1963 and recorded June 14, 1963 as Document No. 18825574. Covenants and restrictions contained in the Quit Claim Deed from City of Chicago to McBride & Hartnett Oil Company, Inc. dated June 21, 1963 and recorded July 10, 1963 as Document 18848295.
6. Covenants and restrictions contained in the Redevelopment Agreement between City of Chicago as the Seller and Chocolate Spraying Company, Inc., as Purchaser or Redeveloper, dated February, 1965 and recorded March 23, 1965 as Document 19414216.
7. Covenants and restrictions contained in the Quit Claim Deed from City of Chicago to Chocolate Spraying Company, Inc., dated March 16, 1965 and recorded May 7, 1965 as Document 19457646.
8. Easements in Favor of Public and Quasi-Public Utility Companies over that part of the land marked "Inlet" "Power Pole" "Power Pole with 1 Transformer" "Overhead Wire(s)" and "5 Overhead Wires" shown through the center of the land taken as a whole and covers Lots 1 and 2 aforesaid as shown on the Plat of survey made by National Survey Service, Inc., dated January 15, 2004, Order No. 125400.
9. Encroachment of the Fence located mainly on the property West and adjoining the land over and onto the land by undisclosed distances as shown on the Plat of Survey made by National Survey Service, Inc., dated January 15, 2004, Order No. 125400.
10. Terms, conditions and provisions of a Party Wall Agreement recorded May 14, 2004 as Document 0413542171 by BBC II, LLC.
11. Matters arising from acts of Grantee claiming by, through or under Grantee.