

# UNOFFICIAL COPY



Doc#: 1020433070 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/23/2010 11:38 AM Pg: 1 of 2

81197999 1020433070

## SPECIAL WARRANTY DEED

THE GRANTOR, Broadway Renaissance Center, LLC, an Illinois limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, does hereby CONVEY and WARRANT to 4809 North Broadway, LLC, an Illinois limited liability company, having an address of 928 West Diversey Parkway, Chicago, Illinois 60614, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 2 EXCEPT THE NORTH 28 FEET THEREOF AND EXCEPT THE EAST 134 FEET THEREOF IN SNOW AND DICKINSON'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 3, 4, 5 AND 6 IN W.K. ROBERTS RESUBDIVISION OF LOT 3 IN SNOW AND DICKINSON'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ALL IN COOK COUNTY, ILLINOIS, EXCEPT BEGINNING AT A POINT IN SAID LOT 2, 94.0 FEET EAST OF THE WEST LINE AND 28.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE EAST ALONG A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 6.0 FEET MORE OR LESS TO THE WEST LINE OF THE VACATED ALLEY; THENCE SOUTH ALONG THE WEST LINE OF SAID VACATED ALLEY FOR A DISTANCE OF 6.0 FEET; THENCE NORTHWEST ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING.

SUBJECT TO: (1) general real estate taxes for years 2009 and subsequent years; (2) terms, provisions, and conditions contained in a lease dated October 7, 1964, as amended, by and between Broadway Renaissance Center, LLC and The Goodyear Tire & Rubber Company, an Ohio corporation; (3) private, public, and utility easements; (4) covenants, conditions, and restrictions apparent or of record; (5) all applicable zoning laws and ordinances; (6) party wall rights and agreements; and (7) building lines and easements (if any).

Permanent Real Estate Index Numbers: 14-08-414-032-0000; 14-08-414-037-0000

Address of Real Estate: 4807-19 N. Broadway, Chicago, Illinois 60640.

Dated this 16th day of July, 2010.

BROADWAY RENAISSANCE CENTER, LLC,  
an Illinois limited liability company

By: \_\_\_\_\_

S.L. van der Zanden

Its: Manager

Box 400-CTCC

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# UNOFFICIAL COPY

STATE OF ILLINOIS )

COUNTY OF COOK )

I, the undersigned, a notary public in and for the county and state above, do hereby certify that S.L. van der Zanden, as manager of Broadway Renaissance Center, LLC, an Illinois limited liability company, being known to me to be the same person whose name is subscribed to the above instrument, appeared before me this day in person and acknowledged that he signed and delivered the instrument, as his free and voluntary act, for the uses and purposes stated above.

Given under my hand and official seal, this 16th day of July, 2010.



*Lisa Ann Murphy* (Notary Public)

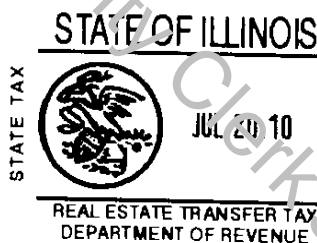
Prepared By: Lisa Ann Murphy, Esquire  
Schenk, Anne, Brookman & Tepper Ltd.  
311 South Wacker Drive, Suite 5125  
Chicago, Illinois 60606-6657

After Recording, Mail To:

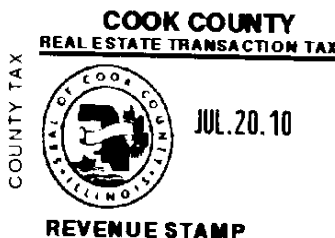
Keith L. Moore, Esquire  
806 Greenwood Street  
Evanston, IL 60201

Name & Address of Taxpayer:

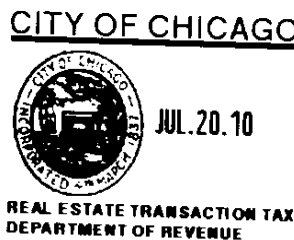
4809 North Broadway, LLC  
*c/o Realty & Mortgage Co*  
*928 W. Diversey Pkway*  
*Chicago, IL 60614*



REAL ESTATE TRANSFER TAX
0132800
FP 103024



REAL ESTATE TRANSFER TAX
0066400
FP 103022



REAL ESTATE TRANSFER TAX
1394400
FP 103023