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Doc#: 1034041082 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/08/2010 12:35 PM Pg: 1 of 4



Chicago Title Insurance Company

WARRANTY DEED  
SPECIAL

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Proprietary Cook County Clerk's Office

THE GRANTOR(S), Ruprecht Company, an Illinois Corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Brendan Moran, LLC (GRANTEE'S ADDRESS) 23087 N. Prairie Lane, Prairie View, Illinois 60064 of the County of Lake, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See EXHIBIT A attached hereto and made a part hereof

SUBJECT TO: those matters set forth on EXHIBIT B attached hereto and made a part hereof

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-08-402-004-0000  
Address(es) of Real Estate: 370 North Carpenter, Chicago, Illinois 60607

Dated this 24th day of November, 2010

Ruprecht Company, an Illinois Corporation

By: Walter Sommers  
Walter Sommers  
President

Attest: Joyce Thompson  
Joyce Thompson  
Secretary

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SC  
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Box 400-CTCC

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Walter Sommers, personally known to me to be the same person(s) whose name(s) 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24th day of November, 2010

"OFFICIAL SEAL"  
 JOSEPH A. MACALUSO  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 5/29/2017  
*Joseph A. Macaluso* (Notary Public)

**Prepared By:** Joseph A. Macaluso  
100 W. Monroe, Suite 1310  
Chicago, Illinois 60603

**Mail To:**  
Peter Tsantilis, Esq.  
33 North LaSalle Street, Suite 2500  
Chicago, Illinois 60602


**Name & Address of Taxpayer:**  
Brendan Moran, LLC  
23087 N. Prairie Lane  
Prairie View, Illinois 60064

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH(S) \_\_\_\_\_ OF SECTION 200.1-286 OF SAID ORDINANCE.

*J. Macaluso* 11/24/2010

STATE TAX

STATE OF ILLINOIS



NOV. 30. 10


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000000996

REAL ESTATE TRANSFER TAX
0160000
FP 103024

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



NOV. 30. 10

REVENUE STAMP

# 0000001005

REAL ESTATE TRANSFER TAX
0080000
FP 103022

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## LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF LOTS 1, 2, 3, 4, AND 5 IN BLOCK 6 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTH EAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF KINZIE STREET LYING NORTH OF AND ADJOINING THE NORTH LINE OF AFORESAID BLOCK 6 AND SOUTH OF AND ADJOINING THE "DIVISION LINE" BETWEEN THE LANDS OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE LANDS OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILWAY COMPANY AS ESTABLISHED BY AGREEMENT DATED FEBRUARY 11, 1903 AND RECORDED FEBRUARY 9, 1943 AS DOCUMENT 13028395 DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF AFORESAID BLOCK 6 EXTENDED NORTH TO THE AFORESAID "DIVISION LINE"; THENCE WEST IN AFORESAID "DIVISION LINE", A DISTANCE OF 252.08 FEET TO ITS INTERSECTION WITH THE WEST LINE OF AFORESAID BLOCK 6, BEING THE EAST LINE OF ABERDEEN STREET, EXTENDED NORTH; THENCE SOUTH IN AFORESAID DESCRIBED WEST LINE OF BLOCK 6 A DISTANCE OF 100.0 FEET TO A POINT; THENCE EAST IN A LINE, PARALLEL TO THE AFORESAID "DIVISION LINE" A DISTANCE OF 252.05 FEET TO A POINT IN THE EAST LINE OF AFORESAID BLOCK 6, THENCE NORTH ALONG THE EAST LINE OF AFORESAID BLOCK 6, AND ITS EXTENSION NORTH, BEING THE WEST LINE OF CARPENTER STREET, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF W. KINZIE STREET LYING NORTH OF AND ADJOINING THE "DIVISION LINE" BETWEEN THE LANDS OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE LANDS OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILWAY COMPANY AS ESTABLISHED BY AGREEMENT DATED FEBRUARY 11, 1903 AND RECORDED FEBRUARY 9, 1943 AS DOCUMENT 13028398 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF BLOCK 6 IN CARPENTER'S ADDITION TO CHICAGO EXTENDED NORTH TO THE AFORESAID DIVISION LINE; THENCE NORTH ALONG SAID EXTENDED EAST LINE TO A POINT IN THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE TO A POINT IN THE WEST LINE OF AFORESAID BLOCK 6 EXTENDED NORTH; THENCE SOUTH ALONG SAID EXTENDED WEST LINE TO THE POINT OF INTERSECTION OF THE AFORESAID DIVISION LINE; THENCE EAST ALONG AFORESAID DIVISION LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

1. Taxes for the Year (s) 2009 and 2010
2. Reservation of easements contained in deed from the Penn Central Corporation recorded November 19, 1980 as document 25672307
3. Interest of the commonwealth Edison Company as disclosed by utility letter dated October 31, 1995 to maintain facilities located in that part of the land.  
(Affects parcels 1 and 2)
4. Utility company interests as disclosed by survey made by Jens K. Doe Survey Service Inc. dated December 16, 1997 as follows:
  - 1) Overhead wires along the east line and north line of the land and
  - 2) Railroad control box at the southeast corner of the land.
5. Restrictive covenant recorded September 27, 1996 as document 96738962 relating to use of the land for manufacturing of materials, goods or products only, and for those structures and additional uses which are reasonably necessary to permit such manufacturing use including the location of necessary facilities, storage, employee and customer parking and other similar uses and facilities.
6. Rights of way for railroad tracks as located along the eastern boundary of parcel 1 as disclosed by Plat of Survey number 97308 dated April 25, 1997 prepared by Jens K. Doe.
7. Rights of public utilities and quasi-public utilities in and to that part of the land falling in Kinzie Street.
8. Reservation of all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual rights to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantor, contained in the Deed from Union Pacific Railroad Company, a Utah Company, to Ruprecht Company, an Illinois Corporation, dated July 3, 1996 and recorded July 24, 1996 as document no. 96566703, and all rights and easements thereunder of, and all acts done or suffered thereunder by said holder of the mineral estate or by any party claiming by, through or under said holder.  
(Affects parcel 2)
9. Encroachment of the blacktop located mainly on the land onto the property south and adjoining by approximately 0.50 feet, as shown on plat of survey number 971952 prepared by Jens K. Doe dated December 16, 1997.