

# UNOFFICIAL COPY

①

211959



This document was prepared by,  
and after recording return to:

Doc#: 1035631115 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/22/2010 03:55 PM Pg: 1 of 4

Warren P. Wenzloff, Esq.  
Applegate & Thorne-Thomsen, P.C.  
322 South Green Street  
Suite 400  
Chicago, Illinois 60607

## SPECIAL WARRANTY DEED

**O'KEEFFE VENTURE, L.P.** ("Grantor"), an Illinois limited partnership created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by its Partners, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY to **O'KEEFFE MULFORD, LLC**, an Illinois limited liability company ("Grantee"), and to its successors and assigns FOREVER, all the following real property situated in the County of Cook, in the State of Illinois, to wit: ✓

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs, successors and assigns forever.

And 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 it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth in EXHIBIT B attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 20-25-107-020-0000; 20-25-108-018-0000; ✓  
20-24-415-012-0000; 20-24-422-013-0000;  
20-24-425-001-0000

Common Addresses of the Real Estate: 7150 S. Euclid  
6900 S. Clyde, 2049-2059 E. 69th Street  
7000 S. Clyde, 2049-2059 E. 70th Street  
7152-7156 South Bennett Ave., 1834-42 E. 72nd Street  
7001 S. Paxton, 2201-2205 E. 70th Street

Box 430

S ✓  
P 4 ✓  
S 4 ✓  
SC ✓  
INT ✓

# UNOFFICIAL COPY

In witness whereof, Grantor has caused its name to be signed to these presents by its general partner, this 16 day of December, 2010.

O'KEEFFE VENTURE, L.P., an Illinois limited partnership

By: Mulford Square Preservation Corporation,  
an Illinois not for profit corporation, its general partner

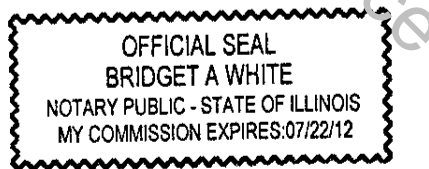
By: [Signature]  
Name: Frederick P. Masnato  
Title: President

State of Illinois	)	City of Chicago			Real Estate
	)	Dept. of Revenue	<b>607929</b>		Transfer
County of Cook	)				Stamp
	)	ss.	12/22/2010 14:47		<b>\$48,751.50</b>
	)		dr00766		Batch 2,223,622

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Frederick P. Masnato personally known to me to be the President of MULFORD SQUARE PRESERVATION CORPORATION, an Illinois not for profit corporation ("Corporation"), general partner of O'KEEFFE VENTURE, L.P., an Illinois limited partnership 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 he signed and delivered the said instrument pursuant to authority given by the Corporation, as his free and voluntary act, and as the free and voluntary act and deed of the Corporation, for the uses and purposes therein set forth.

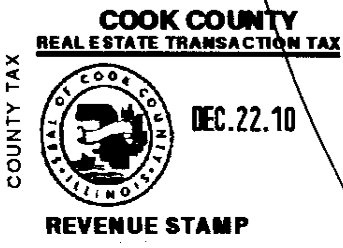
Given under my hand and official seal, this 16<sup>th</sup> day of ~~November~~ <sup>December</sup> 2010.

Commission expires 7/22/12  
Bridget A. White  
Notary Public

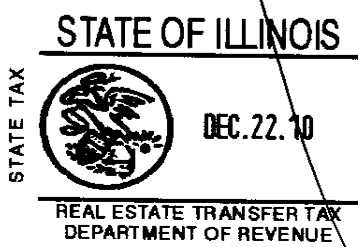


SEND SUBSEQUENT TAX BILLS TO:

O'Keeffe Mulford, LLC  
1509 West Berwyn Avenue, Suite 200  
Chicago, Illinois 60640



REAL ESTATE TRANSFER TAX
0111625
FP 103042



REAL ESTATE TRANSFER TAX
0223250
FP 103037

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

**PARCEL 1:**

LOT 13 AND THE SOUTH HALF OF LOT 12 IN BLOCK 2 IN SOUTH KENWOOD A RESUBDIVISION OF BLOCKS 2, 7 AND 8 IN GEORGE W. CLARKE'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER WITH PART OF BLOCK 31N STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST QUARTER ALL IN SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

**PARCEL 2:**

LOT 100 IN THE FIRST ADDITION TO BRYN MAWR HIGHLANDS BEING A SUBDIVISION OF THE NORTH THREE QUARTERS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 500 1/2 FEET THEREOF AND EXCEPT BRYN MAWR HIGHLANDS SUBDIVISION AND EXCEPT EAST 67TH STREET AND EAST 68TH STREET HERETOFORE DEDICATED), IN COOK COUNTY, ILLINOIS. ✓

**PARCEL 3:**

LOTS 1 AND 2 IN B.J. KELLEY'S SUBDIVISION OF BLOCK 2 IN COMMISSIONER'S PARTITION BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

**PARCEL 4:**

LOTS 6 AND 7 IN SUBDIVISION OF THE WEST HALF OF THE SOUTH THREE FIFTHS OF LOT 3 IN GEORGE W. CLARKE'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

**PARCEL 5:**

LOT 13 (EXCEPT THE EAST 17 1/2 FEET THEREOF) AND ALL OF LOTS 14 AND 15 IN BLOCK 1 IN THE RESUBDIVISION OF BLOCKS 10 AND 11 AND PART OF BLOCK 12 IN THE SOUTH SHORE DIVISION NO.5, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

P.I.N.s: 20-25-107-020-0000; 20-25-108-018-0000; 20-24-415-012-0000;  
20-24-422-013-0000; 20-24-425-001-0000.

# UNOFFICIAL COPY

## EXHIBIT B

1. Covenants, conditions and restrictions of record.
2. Taxes not yet due and payable.



Property of Cook County Clerk's Office

103451v1