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PREPARED BY AND
WHEN RECORDED RETURN TO:

Steven F. Ginsberg, Esq.
Ginsberg Jacobs LLC
300 S. Wacker Drive
Suite 2450
Chicago, Illinois 60606

Doc#: 1105631050 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/25/2011 11:51 AM Pg: 1 of 9

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, THE GRAND LOFTS, LLC, whose address is c/o JDL Development Interests, LLC, 908 North Halsted, Chicago Illinois 60622 for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to NCB DEVELOPMENT IV, LLC, an Illinois limited liability company, whose address is c/o MB FINANCIAL BANK, N.A. 6111 N. River Road, Rosemont, Illinois 60018, all interest in the Real Estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

THE UNDERSIGNED GRANTOR HEREBY DECLARES THAT THE ATTACHED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45 (L), REAL ESTATE TRANSFER TAX ACT AND SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.

PINs and Common Address(es): See attached EXHIBIT A.

Send future real estate tax bills to the Grantee at its address set forth above.

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Exempt from review under Franklin Park document requirements pursuant to Paragraph A(1) of Section 7-100 of the Franklin Park Village Code.

FIRST AMERICAN TITLE

ORDER # 419755

L Whitman

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 23 day of Nov, 2010.

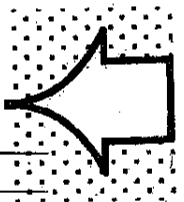
GRANTOR:

THE GRAND LOFTS, LLC, an Illinois limited liability company

By: 

Name: JAMES LOTCHINGER

Title: MANAGER




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Exempt under provisions of Paragraph L
Section 31-45, Property Tax Code.

11-23-10

Date

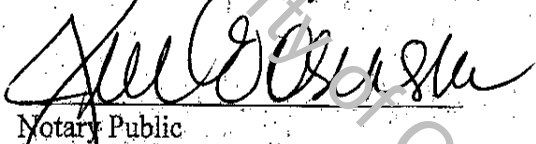

Buyer, Seller, or Representative

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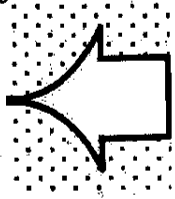
STATE OF ILLINOIS)
)
)) ss.
COUNTY OF)

I, JILL E. OSINSKI, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES LETCHINGER, the Manager of The Grand Lofts, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 23rd day of November, 2010.


Notary Public

My Commission Expires: 2/10/14



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

Lot 1 in West Grand Avenue Subdivision recorded July 31, 1997 as document number 97557554 of part of the West ½ of the Southwest ¼ of Section 27, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Except from Parcel One that land taken by the Grand Avenue Railroad Relocation Authority, a Unit of Local Government, pursuant to Case 03-L-050830, order vesting title recorded March 25, 2004 as document 0408503023, described as follows:

That part of Lot 1 in West Grand Avenue Subdivision recorded on July 31, 1997 as document number 97557554 of part of the West ½ of the Southwest ¼ of Section 27, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois described as follows: beginning at the Northeast corner of said Lot 1; thence to an assumed bearing South 01 degree 13 minutes 42 seconds West, on the East line of said Lot, 52.98 feet; thence North 50 degrees 09 minutes 47 seconds West, 62.88 feet; thence North 77 degrees 29 minutes 19 seconds West, 67.71 feet; thence Northwesterly 261.30 feet on a curve concave to the South, having a radius of 5,674.98 feet, the chord of said curve bears North 78 degrees 48 minutes 10 seconds West 261.28 feet; thence North 77 degrees 09 minutes 48 seconds West, 69.87 feet to the North line of said Lot; thence South 81 degrees 10 minutes 54 seconds East on said North line 431.15 feet; thence Southeasterly 14.07 feet on said North line being a curve to the North, having a radius of 9,582.30 feet, the chord of said curve bears South 31 degrees 13 minutes 26 seconds East, 14.07 feet to the point of beginning.

PARCEL 2:

Easement for the benefit of Parcel 1 for the use of existing electrical systems located on property described in the Reciprocal Easement, Access, Repair and Maintenance Agreement made by 9401 Grand L.L.C. dated July 29, 1997 and recorded August 1, 1997 as document number 97560233, as amended by Amendment to Reciprocal Easement, Access, Repair and Maintenance Agreement recorded February 2, 2000 as document 00086442 made by 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc.

PARCEL 3:

Easement for the benefit of Parcel 1 for access to and ingress and egress for the use, inspection and repair of electrical systems, fire protection systems, water systems, telephone lines and heating systems located on the property described in the Reciprocal Easement, Access, Repair and Maintenance Agreement made by 9401 Grand L.L.C. dated July 29, 1997 and recorded August 1, 1997 as document number 97560233, as amended by Amendment to Reciprocal Easement, Access, Repair and Maintenance Agreement recorded February 2, 2000 as document 00086442 made by 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc.

PARCEL 4:

Easement for the benefit of Parcel 1 for driveway for access to the water tower and other portions of the fire protection system located on Lot 2 in West Grand Avenue Subdivision as

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provided in Easement and Shared Maintenance Agreement recorded February 2, 2000 as document 00086444 made by and between 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc.

PIN Nos.: 12-27-300-051-0000

Common Address: 9401 West Grand Avenue
Franklin Park, Illinois

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EXHIBIT B

EXCEPTIONS TO TITLE

1. General real estate taxes not yet due and payable.
2. Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Financing Statement dated August 2, 2006 and recorded August 4, 2006 as document 0621639071, made by The Grand Lofts, LLC, an Illinois limited liability company, to New Century Bank, to secure an indebtedness in the amount of \$4,567,000.00, and the terms and conditions thereof.
 - First Amendment to Loan Documents recorded August 6, 2007 as document 0721803138.
 - Second Amendment to Loan Documents recorded March 26, 2008 as document 0808639072.
 - Third Amendment to Loan Documents recorded July 1, 2008 as document 0818329031.
 - Fourth Amendment to Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Financing Statement recorded April 9, 2010 as document 1009934104.
3. Rights of the public, the State of Illinois and the municipality in and to that part of the land dedicated for Washington Street and certain alleys by Plat recorded June 20, 1928 as document 10062169; and for that part of the land used and occupied by Edgington Street and Grand Avenue.
4. Easement in favor of Village of Franklin Park for the purpose of maintaining a 12 inch water main over that portion of the land as described in Dedication of Easement dated October 7, 1959 and recorded October 20, 1959 as document 17690231, together with terms and provisions contained therein and as depicted on the Plat of Grand Avenue Subdivision recorded July 31, 1997 as document 97557554.
(Affects the South 15 feet of the North 30 feet of Parcel 1)
5. Easement Agreement made by and between Motorola, Inc. and Quasar Electronics Corporation dated May 28, 1974 and recorded May 19, 1995 as document 95330061 relating to the installation and maintenance of driveways for ingress and egress, sewer and water service and fire protection, as amended by Easement and Shared Maintenance Agreement recorded February 2, 2000 as document 00086444 made by and between 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc.
6. Reciprocal Easement, Access, Repair and Maintenance Agreement made by and between 9401 Grand L.L.C. and 2721 Edgington L.L.C. dated July 29, 1997 and recorded August 1, 1997 as document 97560233 relating to among other things reciprocal easements for the shared facilities, access easements to the property, repair and maintenance.

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Amendment to Reciprocal Easement, Access, Repair and Maintenance Agreement made by and between 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc. recorded February 2, 2000 as document 00086442.

7. Party wall, party wall rights and easements contained in Party Wall and Shared Maintenance Agreement made by and between 2721 Edgington, L.L.C. and 9401 Grand, L.L.C. dated July 29, 1997 and recorded August 1, 1997 as document 97560232.

Amendment to Party Wall and Shared Maintenance Agreement made by and between 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc. recorded February 2, 2000 as document 00086443.

8. Easement and Shared Maintenance Agreement recorded February 2, 2000 as document 00086444 made by and between 9401 West Grand Avenue LLC and Clairmont Enterprises, Inc.

9. Matters disclosed by Survey made by Edward J. Molloy & Associates, Ltd. dated August 26, 1999 as Order No. 990879:

a) Encroachment of two story brick building located mainly on the land over the West line by 0:02 feet;

b) Encroachment of Building No. 9401, planter surrounding Building No. 9401, ten inch brick wall and two brick planters over water main easement recorded as document 17690231.

10. Easement Agreement recorded February 2, 2000 as document 00086445 made by 9401 West Grand Avenue LLC to Clairmont Enterprises, Inc. for the purpose of placing and maintaining a sign at the Southeast corner of Grand Avenue and Edgington Street, and the terms and provisions contained therein.

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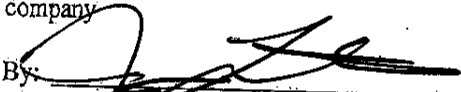
STATEMENT BY GRANTOR AND GRANTEE


The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

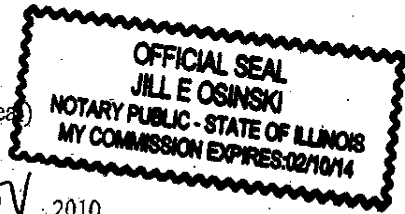
GRANTOR OR AGENT:

Dated: 11/23/, 2010

THE GRAND LOFTS, LLC, an Illinois limited liability company

By: 
Name: JAMES LETCHNER
Its: MANAGER

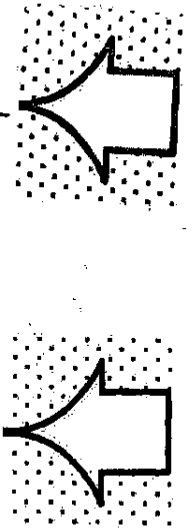

Notary Public
My Commission Expires: 2/10/14



Subscribed and sworn to before me this 23rd day of NOV, 2010

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STATEMENT BY GRANTOR AND GRANTEE [CONTINUED]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTEE OR AGENT:

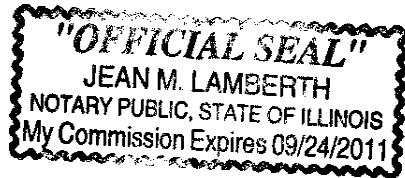
Dated: 2/2, 2010

NCB DEVELOPMENT IV, LLC, an Illinois limited liability company

By: [Signature]
Name: R L JOHNSON
Its: MANAGER

Subscribed and sworn to before me this 8th day of February 2010

[Signature]
Notary Public



My Commission Expires: 9/24/11 (Seal)

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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