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Doc#: 1114522060 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/25/2011 03:13 PM Pg: 1 of 6

THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
RETURN TO:

Richard Indyke, Esq.
221 North LaSalle Street, Suite 1200
Chicago, Illinois 60616

NAME & ADDRESS OF TAXPAYER:

3216 Garage Corporation
3216 South Shields Avenue
Chicago, Illinois 60616

BOX 15

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of this 20th day of May, 2011, by FUZZY WUZZY BROWN PROPERTIES, LLC, an Illinois limited liability company ("Grantor"), in favor of 3216 GARAGE CORPORATION, an Illinois corporation ("Grantee"), having its principal office at 3216 South Shields Avenue, Chicago, Illinois 60616.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does hereby GRANT, BARGAIN AND SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally and commonly described on **Exhibit A** attached hereto.

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

AND GRANTOR, for itself, and its successors, does hereby covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to

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be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except for matters set forth on **Exhibit B** attached hereto and made a part hereof; and that the Grantor will warrant and defend said premises against all persons lawfully claiming by, through or under the Grantor, subject to those matters set forth on **Exhibit B**.


[Remainder of page intentionally blank; signature page follows.]

Property of Cook County Clerk's Office

CITY OF CHICAGO
 CITY TAX

 MAY.25.11
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


8260000928

REAL ESTATE TRANSFER TAX
0507.150
FP 102803

STATE OF ILLINOIS
 STATE TAX

 MAY.25.11
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000006164

REAL ESTATE TRANSFER TAX
00483.00
FP 102809

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 MAY.25.11
 REVENUE STAMP

0000006151

REAL ESTATE TRANSFER TAX
0024.150
FP326707

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents, the day and year first above written.

FUZZY WUZZY BROWN PROPERTIES, LLC, an
limited liability company

By: Acquisition Properties I, LLC, an Illinois
limited liability company, its Member

By: Cole Taylor Bank, an Illinois banking
corporation, its Member

By *Mark Hoppe*
Name MARK HOPPE
Its CEO & President

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EXHIBIT A

Legal Description

UNIT NOS. 201, 310, 311, 406, 502, 601, P-1, P-4, P-22, P-27, P-37, P-44, P-55 AND P-58 IN THE MORGAN LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 17, 18, 19 AND 20 (EXCEPT THAT PART OF LOT 17 IN BLOCK 3 IN GAGE LEMOYNE HUBBARD AND OTHERS SUBDIVISION DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF LOT 17 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.07 FT; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.00 FEET TO A POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.08 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 51.21 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 20.68 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS 2.66 FEET, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS 3.00 FEET, THENCE EAST 90 DEGREE 00 MINUTES 00 SECONDS, A DISTANCE OF 9.39 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.00 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.30 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.47 FEET TO THE POINT OF BEGINNING, LYING ABOVE ELEVATION 12.52 FEET AND BELOW ELEVATION 29.25 FEET, ALSO EXCEPTING THAT PART OF LOT 17 IN BLOCK 3 IN GAGE LEMOYNE HUBBARD AND OTHERS SUBDIVISION DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF LOT 17 THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.97 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 1.00 FEET TO A POINT OF BEGINNING, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 14.88 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 2.75 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.25 FEET; THENCE EAST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 34.33 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 8.33 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.50 FEET, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.35 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 22.30 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 3.10 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 9.34 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 3.10 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 26.61 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 0.30 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 12.42 FEET TO THE POINT OF BEGINNING LYING ABOVE ELEVATION 12.52 FEET AND LYING BELOW ELEVATION 29.25 FEET, ALL IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN ADDRESS: 974 W. 35 PL., CHICAGO, ILLINOIS

PIN(S): 17-32-402-026-1001, 17-32-402-026-1021, 17-32-402-026-1022, 17-32-402-026-1028, 17-32-402-026-1035, 17-32-402-026-1045, 17-32-402-026-1061, 17-32-402-026-1064, 17-32-402-026-1082, 17-32-402-026-1087, 17-32-402-026-1097, 17-32-402-026-1104, 17-32-402-026-1115, 17-32-402-026-1118

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701015044; TOGETHER WITH IT SUBDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

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EXHIBIT B

Title Exceptions

1. Real estate taxes for the year 2010 and subsequent years.
2. Right of parties in possession and tenants under leases.
3. Those certain matters shown on Schedule B to that certain Fidelity National Title Insurance Company title commitment no. 2010-651423F, dated February 28, 2011.

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