

# UNOFFICIAL COPY



Doc#: 1114618064 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/26/2011 03:21 PM Pg: 1 of 5

**THIS INSTRUMENT WAS PREPARED BY:** )  
Jennifer S. Manter )  
Pircher, Nichols & Meeks )  
900 North Michigan Avenue )  
Suite 1050 )  
Chicago, Illinois 60611 )

**AFTER RECORDING RETURN TO:** )  
Jennifer S. Manter )  
Pircher, Nichols & Meeks )  
900 North Michigan Avenue )  
Suite 1050 )  
Chicago, Illinois 60611 )

(Space reserved for recording data.)

## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made as of this 23 day of May, 2011, between **CFRI BLACKHAWK/HALSTED, L.L.C.**, a Delaware limited liability company ("**Grantor**"), having an address of c/o Commonfund Realty, Inc., 15 Old Danbury Road, Wilton, Connecticut 06897, and **CFRI BLACKHAWK/HALSTED SPE, L.L.C.**, a Delaware limited liability company ("**Grantee**"), having an address of c/o Commonfund Realty, Inc., 15 Old Danbury Road, Wilton, Connecticut 06897.

**WITNESSETH**, that, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell to Grantee, and its successors and assigns forever, that certain land, situate, lying and being in the County of Cook, State of Illinois commonly known as 1450 North Halsted Street, 819 West Blackhawk Street and 814 East Eastman Street, Chicago, Illinois 60622, and being more particularly described in Exhibit A attached hereto and made a part hereof (the "**Property**").

### FIDELITY NATIONAL TITLE

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

**AND SUBJECT TO** all matters of record.

**BOX 15**

**TO HAVE AND TO HOLD** the Property, with the appurtenances, in fee simple, unto Grantee, its successors and assigns, to its own proper use and benefit forever.

**AND GRANTOR**, for itself and for its successors and assigns, does specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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IN WITNESS WHEREOF, Grantor hereby executes this instrument as of the day and year first above written.

**CFRI BLACKHAWK/HALSTED, L.L.C.**,  
a Delaware limited liability company

By: CFRI Blackhawk, L.L.C.  
a Delaware limited liability company,  
its managing member

By: CRI Property Trust,  
a Maryland real estate investment trust,  
its sole member

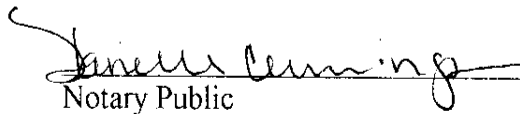
By: \_\_\_\_\_  
Name: James J. Keary  
Title: President

STATE OF Connecticut )  
  ) S.S. Writen  
COUNTY OF Fairfield )

On March 28 2011, before me, the undersigned, Notary Public personally appeared James J. Keary, President of CRI Property Trust, a Maryland real estate investment trust, sole member of CFRI Blackhawk, L.L.C., a Delaware limited liability company, managing member of Grantor, who proved to me on the basis of satisfactory evidence to be the person whose name is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Connecticut that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Public

DANIELLE CUMMINGS  
NOTARY PUBLIC  
MY COMMISSION EXPIRES OCT 31, 2013

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Send Subsequent Tax Bills to:

CFRI Blackhawk/Halsted SPE, L.L.C.  
c/o Commonfund Realty, Inc.  
15 Old Danbury Road  
Wilton, Connecticut 06897

Property of Cook County Clerk's Office



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## EXHIBIT A LEGAL DESCRIPTION OF THE PROPERTY

### Parcel 1:

The West 66 feet of Lots 14 and 15 (except the South 2 feet 6 inches of the East 6 feet thereof); the West 60 feet of Lots 16, 17, 18, 19, 20, 21 and 22; and the North 2 feet 11 inches of the West 60 feet of Lot 23 in J. A. Yale's Resubdivision of Block 59 in Elston's Addition to Chicago (heretofore vacated) in the Northeast  $\frac{1}{4}$  of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

Lots 1 to 8, both inclusive; the North  $\frac{1}{2}$  of Lot 9; that portion of the vacated alley West of and adjoining said Lots 1 to 8, both inclusive, and the North  $\frac{1}{2}$  of Lot 9 and East of and adjoining Lots 14 to 21, both inclusive, and the North  $\frac{1}{2}$  of Lot 22, Lots 14 and 15, except the West 66 feet thereof; the South 2 feet 6 inches of the East 6 feet of the West 66 feet of Lot 15; Lots 16 to 21, both inclusive, except the West 60 feet thereof and the North  $\frac{1}{2}$  of Lot 22, except the West 60 feet thereof, all in J. A. Yale's Resubdivision of Block 59 in Elston's Addition to Chicago (heretofore vacated as to said lots and said Block 59) in the Northeast  $\frac{1}{4}$  of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 3:

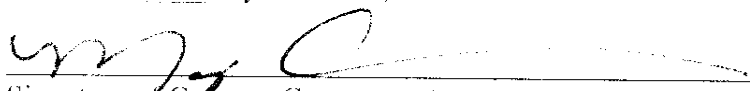
The South  $\frac{1}{2}$  of Lot 9, all of Lots 10, 11, 12 and 13, the South  $\frac{1}{2}$  of Lot 22 (except the West 60 feet thereof), Lot 23 (except the North 2 feet 11 inches of the West 60 feet thereof), and Lots 24, 25 and 26, and that portion of the vacated alley West of and adjoining said Lots 10 to 13 both inclusive, and the South  $\frac{1}{2}$  of Lot 9, and East of and adjoining said Lots 23 to 26, both inclusive, and the South  $\frac{1}{2}$  of Lot 22 in Block 59 in Elston's Addition to Chicago (heretofore vacated) in the Northeast  $\frac{1}{4}$  of Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Addresses: 1460 North Halsted Street, Chicago, Illinois 60642  
819 West Blackhawk Street, Chicago, Illinois 60642  
814 East Eastman Street, Chicago, Illinois 60642

Permanent Real Estate Index Numbers: 17-05-219-002-0000  
17-05-219-003-0000  
17-05-219-005-0000  
17-05-219-006-0000

Exempt under the provisions of paragraph (e), Section 31-45, Real Estate Transfer Tax Law (35 ILCS 200/31-45).

Dated this 23 day of <sup>May</sup>~~March~~, 2011.

  
\_\_\_\_\_  
Signature of Grantor, Grantee or Agent

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY

203 N. LASALLE ST. #2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000

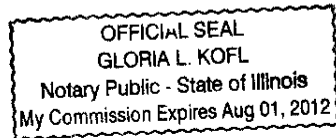
FAX: (312) 621-5062

### 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated May 18<sup>th</sup>, 2011 Signature: Jennifer S. Mantel, agent  
Grantor or Agent

Subscribed and sworn to before me by the  
said Jennifer S. Mantel, agent for Grantor  
this 18<sup>th</sup> day of May  
2011

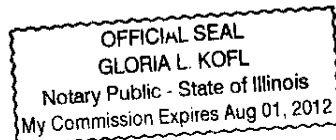


Gloria L. Kofl  
Notary Public

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated May 18, 2011 Signature: Jennifer S. Mantel, agent  
Grantee or Agent

Subscribed and sworn to before me by the  
said Jennifer S. Mantel, agent for Grantee  
this 18<sup>th</sup> day of May  
2011



Gloria L. Kofl  
Notary Public

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]