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This instrument was prepared by:

Jack Edelbrock
Mayer Brown LLP
71 South Wacker Drive
Chicago, Illinois 60606



Doc#: 1115844060 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/07/2011 03:30 PM Pg: 1 of 5

After recording return to:

Mary Ann Murray
Burke Burns & Pinelli, Ltd.
70 W. Madison Street
Suite 4300
Chicago, Illinois 60607

Above Space for Recorder's Use

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT Joseph T. Ryerson & Son, Inc., a Delaware corporation, whose address is 2621 West 15th Place, Chicago, Illinois 60608 ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt, adequacy and sufficiency of which is hereby acknowledged, by these presents does **REMYSE, RELEASE, ALIENATE AND CONVEY** unto **Chicago Film Studios North, LLC**, an Illinois limited liability company, whose address is 1658 North Milwaukee Avenue, Suite 156, Chicago, Illinois 60647 ("**Grantee**"), the following described real property located in the County of Cook, State of Illinois and legally described as follows:

See **Exhibit A** and hereby made a part hereof.

Together with all and singular the hereditaments and appurtenances hereunto belonging, or in anywise appertaining, all the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described property with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said property, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that said property against all persons lawfully claiming, or to claim the same, by through and under Grantor, but not otherwise, Grantor will **WARRANT AND DEFEND**, subject to: the Permitted Title Exceptions, as described on **Exhibit B** attached hereto and hereby made a part hereof.

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1 of 7
Stewart 11000030314

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 27th day of May, 2011.

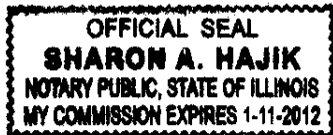
Joseph T. Ryerson & Son, Inc., a Delaware corporation

By: [Signature]
 Name: TERENCE R. ROGERS
 Title: VICE PRESIDENT

State of Illinois)
) SS
 County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TERENCE R. ROGERS as the VICE PRESIDENT of Joseph T. Ryerson & Son, Inc., personally known to me, 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 as his free and voluntary act for the purposes therein set forth.

Given under my hand and official seal, this 27th day of MAY, 2011.



[Signature]
 Notary Public

Commission expires: 1-11-2012

REAL ESTATE TRANSFER	06/07/2011
CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00



16-24-219-001-0000 | 20110501601002 | 4W1AHD

MAIL SUBSEQUENT TAX BILLS TO:

Chicago Film Studios North, LLC
 1658 North Milwaukee Ave
 Suite 156
 Chicago, IL 60647

REAL ESTATE TRANSFER	06/07/2011
COOK	\$1,600.00
ILLINOIS:	\$3,200.00
TOTAL:	\$4,800.00



16-24-219-001-0000 | 20110501601002 | T58340

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EXHIBIT A

Legal Description

PARCEL D

LOTS 1 TO 11, INCLUSIVE AND LOTS 17 TO 22, INCLUSIVE IN POPE'S SUBDIVISION OF LOTS 1, 2, 3, 4, 10, 11, 12 AND 13 IN BLOCK 8 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL K

LOTS 1 THROUGH 25, BOTH INCLUSIVE, IN BLOCK 8 IN OGDEN & COGHILL'S SUBDIVISION OF LOTS 2, 3, 5, 6, 7, 8, 13, 14, 15, 16, 17, AND 18 IN WILLIAM B. OGDEN'S SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL L:

LOTS 2, 3, 6, 7, 10, 11, 14, 15, 18, 19, 22 AND 23 IN BLOCK 7 IN OGDEN & COGHILL'S SUBDIVISION OF LOTS 2, 3, 5, 6, 7, 8, 13, 14, 15, 16, 17, AND 18 IN WILLIAM B. OGDEN'S SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK 7 IN OGDEN AND COGHILL'S SUBDIVISION AFORESAID AND RUNNING THENCE NORTH 33 FEET; THENCE WEST 148.55 FEET; THENCE NORTH 24 DEGREES 16 MINUTES WEST 108.4 FEET TO THE SOUTHERLY LINE OF OGDEN AVENUE; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF OGDEN AVENUE 33 FEET TO THE NORTHEAST CORNER OF BLOCK 8 IN SAID OGDEN AND COGHILL'S SUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 8 TO THE NORTH LINE OF WEST 15TH STREET; THENCE EAST 66 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 7, THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 7 TO THE NORTHWEST CORNER THEREOF AND THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 7 TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL M:

THE WEST 5 FEET OF LOTS 1, 4, 5, 8, 9, 12, 13, 16, 17, 20, 21, AND 24 IN BLOCK 7 IN OGDEN & COGHILL'S SUBDIVISION OF LOTS 2, 3, 5, 6, 7, 8, 13, 14, 15, 16, 17, AND 18 IN WILLIAM B. OGDEN'S SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL N.

LOTS 7 AND 8 IN BLOCK 5 IN OGDEN & COGHILL'S SUBDIVISION OF LOTS 2, 3, 5, 6, 7, 8, 13 14, 15, 16, 17 AND 18 IN WILLIAM B. OGDEN'S SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH VACATED AS FOLLOWS:

ALL VACATED ALLEYS LOCATED WITHIN THE LAND, TAKEN AS A TRACT.

Permanent Index Number(s):	16-24-222-014	16-24-222-038
	16-24-222-013	16-24-222-012
	16-24-222-011	16-24-222-031
	16-24-222-037	16-24-219-001
	16-24-219-002	16-24-219-009
	16-24-219-011	16-24-219-012

Common Address: 2530 W. 15th Street and 2600 W. 16th Street, Chicago, Illinois

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EXHIBIT B

Permitted Title Exceptions

All matters expressed in Schedule B, Part II of Stewart Title Guaranty Company Commitment for Title Insurance, STC File Number: 11000030314, Effective Date May 6, 2011 at 8:00 A.M., a copy of which has been provided to the Grantee, but not including the following items in Schedule B, Part II to such Commitment: Exceptions 1, 2, 15 and 16 all of which constitute matters as to which the Grantor's foregoing warranty of title extends,

All zoning and building laws, ordinances, maps, resolutions, and regulations of all governmental authorities having jurisdiction which affect the property and the use and improvement thereof;

All other matters of record, if any;

Any state of facts disclosed by the survey of Sherrill & Associates, Inc., dated February 10, 2011, Job No. 110501;

Any state of facts which a personal inspection of the property made at the time of Closing would disclose; and

Matters arising from acts of the Grantee.