

UNOFFICIAL COPY

Prepared By and Return To:

Alvin L. Kruse
Seyfarth Shaw LLP
Suite 2400
131 South Dearborn Street
Chicago, Illinois 60603



Doc#: 1118018056 Fee: \$64.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/29/2011 01:02 PM Pg: 1 of 15

Address of Premises and
Permanent Tax Index Numbers:

See Exhibit A

124562

SPECIAL WARRANTY DEED

The Grantor, **NEW WEST KELZIE L.L.C.**, an Illinois limited liability company, for and in consideration of Ten and no/100 DOLLARS (\$10.00) in hand paid, grants, bargains and sells with the special warranty covenants set forth below to **THE PRIVATEBANK AND TRUST COMPANY**, an Illinois banking corporation (the "**Grantee**"), whose address is 120 South LaSalle Street, Chicago, Illinois 60603, the property situated in the County of Cook in the State of Illinois which is legally described in Exhibit A attached hereto; TO HAVE AND TO HOLD said property forever.

The Grantor, for itself and its successors, hereby covenants and agrees that, except for the Permitted Exceptions described on Exhibit B attached hereto, it has not done or suffered to be done anything whereby the said property hereby conveyed is, or may be, in any manner encumbered. The Grantor further covenants and agrees, to the foregoing extent, to defend title to the said property against all persons lawfully claiming, by, through or under the Grantor.

This is a deed in lieu of foreclosure pursuant to Section 15-1401 of the Illinois Mortgage Foreclosure Law (735 ILCS 5/15-1401). Pursuant to said Section, this deed in lieu of foreclosure shall not effect a merger of the Grantee's interest in the said property as a mortgagee and the Grantee's interest in the said property derived from this deed in lieu of foreclosure.

[SIGNATURE PAGE FOLLOWS THIS PAGE]

Exempt under provisions of Paragraph 6, Section 4,
Real Estate Transfer Act.

6/28/11
Date

2022
Buyer, Seller or Representative

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY EXCLUDING ANY PORTION THEREOF WHICH PRIOR TO THE DATE OF THE RECORDING OF THIS DEED HAS BEEN RELEASED BY THE GRANTEE FROM THE REAL ESTATE MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND UCC FIXTURE FILING WHICH IS REFERRED TO IN EXHIBIT B ATTACHED TO THIS DEED.

PARCEL 1:

A) LOT 1 (EXCEPT THE EAST 63 FEET) AND LOT 2 (EXCEPT THE EAST 73 FEET) IN BLOCK 3 IN GEORGE K. SHOENBERGER SUBDIVISION OF THE EAST 1/4 OF THE NORTH 40 RODS OF THE SOUTH EAST 1/4 OF SECTION 14 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 3207 W. FLOURNOY (16-14-407-047).

B) LOTS 3, 4, 5, 6, 7, 8, 9 AND 10 IN BLOCK 3 IN GEORGE K. SHOENBERGER SUBDIVISION OF THE EAST 1/4 OF THE NORTH 40 RODS OF THE SOUTH EAST 1/4 OF SECTION 14 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 706 S. KEDZIE (16-14-407-038); 718 S. KEDZIE (16-14-407-039); AND 720 S. KEDZIE (16-14-407-040)

PARCEL 2:

UNITS 3211-1C AND 738-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LEXINGTON KEDZIE III CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0730415167, AS AMENDED FROM TIME TO TIME IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 3211 W. LEXINGTON, UNIT 3211-1C (16-14-411-041-1003) AND UNIT 738-2 (16-14-411-041-1014)

PARCEL 3

UNOFFICIAL COPY

BUILDINGS 27-28 (711, 715 AND 717 S. KEDZIE)

THAT PART OF THE SOUTH 17 FEET OF LOT 21 AND ALL OF LOTS 22, 23, 24 AND 25 AND THE NORTH 8 FEET OF LOT 26, ALL TAKEN AS A TRACT, IN BLOCK 2 IN GEORGE K. SHOENBERGER'S SUBDIVISION OF THE EAST 1/4 OF THE NORTH 40 RODS OF THE SOUTHEAST 1/4 OF SECTION 14, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, ALL IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GEORGE K. SHOENBERGER'S SUBDIVISION RECORDED JULY 1, 1892 AS DOCUMENT NO. 1693999, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, 85.46 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 09 MINUTES 53 SECONDS EAST ALONG THE WESTERLY EXTENSION OF THE NORTH FACE OF A CONCRETE FOUNDATION, 51.00 FEET TO THE NORTHEAST CORNER OF SAID CONCRETE FOUNDATION; THENCE SOUTH 00 DEGREES 43 MINUTES 30 SECONDS EAST, 36.75 FEET TO THE SOUTHEAST CORNER OF SAID CONCRETE FOUNDATION; THENCE SOUTH 89 DEGREES 17 MINUTES 37 SECONDS WEST ALONG THE SOUTH FACE OF SAID CONCRETE FOUNDATION AND WESTERLY EXTENSION THEREOF, 50.95 FEET TO THE WEST LINE OF TRACT; THENCE NORTH 00 DEGREES 47 MINUTES 45 SECONDS WEST, 36.63 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

BUILDINGS 29-34 (713 S. KEDZIE, UNITS 2 TO 6)

THAT PART OF THE SOUTH 17 FEET OF LOT 21 AND ALL OF LOTS 22, 23, 24 AND 25 AND THE NORTH 8 FEET OF LOT 26, ALL TAKEN AS A TRACT, IN BLOCK 2 IN GEORGE K. SHOENBERGER'S SUBDIVISION OF THE EAST 1/4 OF THE NORTH 40 RODS OF THE SOUTHEAST 1/4 OF SECTION 14, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, ALL IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GEORGE K. SHOENBERGER'S SUBDIVISION RECORDED JULY 1, 1892 AS DOCUMENT NO. 1693999, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, 5.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, 108.75 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 21 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH FACE OF A CONCRETE FOUNDATION, 54.00 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 31 SECONDS WEST, 108.68 FEET TO THE WESTERLY EXTENSION OF THE NORTH FACE OF SAID CONCRETE FOUNDATION; THENCE NORTH 89 DEGREES 07 MINUTES 01 SECONDS EAST ALONG SAID NORTH FACE AND THE EAST -WEST EXTENSIONS THEREOF, 54.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

UNOFFICIAL COPY

EXCEPT THE FOLLOWING DESCRIBED LAND:

BUILDING 29 (713 S. KEDZIE UNIT 1) THAT PART OF THE SOUTH 17 FEET OF LOT 21 AND ALL OF LOTS 22, 23, 24 AND 5 AND THE NORTH 8 FEET OF LOT 26, ALL TAKEN AS A TRACT, IN BLOCK 2 IN GEORGE K. SHOENBERGER'S SUBDIVISION OF THE EAST 1/4 OF THE NORTH 40 RODS OF THE SOUTHEAST 1/4 OF SECTION 14, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, ALL IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GEORGE K. SHOENBERGER'S SUBDIVISION RECORDED JULY 1, 1892 AS DOCUMENT NO. 1693999, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, 5.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, 18.37 FEET TO AN INTERSECTION WITH A PARTY WALL PROJECTED EAST; THENCE SOUTH 89 DEGREES 09 MINUTES 04 SECONDS WEST ALONG SAID PARTY WALL AND THE EAST-WEST EXTENSIONS THEREOF, 54.02 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 31 SECONDS WEST, 18.34 FEET TO THE WESTERLY EXTENSION OF THE NORTH FACE OF SAID CONCRETE FOUNDATION; THENCE NORTH 89 DEGREES 07 MINUTES 01 SECONDS EAST ALONG SAID NORTH FACE AND THE EAST -WEST EXTENSIONS THEREOF, 54.02 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

C/K/A: 711 S. KEDZIE (16-13-304-045); 715 S. KEDZIE (16-13-304-046); 717 S. KEDZIE (16-13-304-047) AND 713 S. KEDZIE, UNITS 2 THROUGH 6 (16-13-304-048)

PARCEL 4

A) (BUILDING 35 - 735 S. KEDZIE)

THAT PART OF LOTS 19, 20, 21, AND 22 IN BLOCK 2 IN P.W. SNOWHOOKS DOUGLAS PARK ADDITION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID P.W. SNOWHOOKS DOUGLAS PARK ADDITION RECORDED AUGUST 3, 1886 AS DOCUMENT NO. 740757, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, 1.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 41 SECONDS EAST ALONG THE WESTERLY EXTENSION OF THE NORTH FACE OF A CONCRETE FOUNDATION, 56.07 FEET TO THE NORTHEAST CORNER OF SAID CONCRETE FOUNDATION, THENCE SOUTH 00 DEGREES 48 MINUTES 17 SECONDS EAST, 20.27 FEET TO THE INTERSECTION OF A LINE DRAWN BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SAID CONCRETE FOUNDATION WITH THE CENTER OF A PARTY WALL PROJECTED EAST; THENCE SOUTH 89 DEGREES 11 MINUTES 43 SECONDS WEST ALONG THE CENTER OF A PARTY WALL AND THE WESTERLY EXTENSION THEREOF, 56.07 FEET TO THE WEST LINE OF SAID TRACT;

UNOFFICIAL COPY

THENCE NORTH 00 DEGREES 47 MINUTES 45 SECONDS WEST, 20.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(BUILDING 36 - 737 S. KEDZIE)

THAT PART OF LOTS 19, 20, 21, AND 22 IN BLOCK 2 IN P.W. SNOWHOOKS DOUGLAS PARK ADDITION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID P.W. SNOWHOOKS DOUGLAS PARK ADDITION RECORDED AUGUST 3, 1886 AS DOCUMENT NO. 740757, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST, 22.29 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 11 MINUTES 43 SECONDS EAST ALONG THE WESTERLY EXTENSION OF A PARTY WALL, 56.07 FEET TO AN INTERSECTION WITH A LINE DRAWN BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF A CONCRETE FOUNDATION AND THE CENTER OF A PARTY WALL PROJECTED EAST; THENCE SOUTH 00 DEGREES 48 MINUTES 17 SECONDS EAST, 20.00 FEET TO THE INTERSECTION OF A LINE DRAWN BETWEEN THE NORTHEAST AND SOUTHEAST CORNER OF SAID CONCRETE FOUNDATION AND THE CENTER OF A PARTY WALL PROJECTED EAST; THENCE SOUTH 89 DEGREES 11 MINUTES 43 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL AND THE WESTERLY EXTENSION THEREOF, 56.08 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 47 MINUTES 45 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(BUILDING 37 - 739 S. KEDZIE)

THAT PART OF LOTS 19, 20, 21, AND 22 IN BLOCK 2 IN P.W. SNOWHOOKS DOUGLAS PARK ADDITION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID P.W. SNOWHOOKS DOUGLAS PARK ADDITION RECORDED AUGUST 3, 1886 AS DOCUMENT NO. 740757, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST, 42.29 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 11 MINUTES 43 SECONDS EAST ALONG THE WESTERLY EXTENSION OF A PARTY WALL, 56.08 FEET TO AN INTERSECTION WITH A LINE DRAWN BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF A CONCRETE FOUNDATION AND THE CENTER OF A PARTY WALL PROJECTED EAST; THENCE SOUTH 00 DEGREES 48 MINUTES 17 SECONDS EAST, 20.00 FEET TO THE INTERSECTION OF A LINE DRAWN BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SAID CONCRETE FOUNDATION AND THE CENTER OF A PARTY WALL PROJECTED EAST; THENCE SOUTH 89 DEGREES 11 MINUTES 43 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL AND THE WESTERLY EXTENSION THEREOF, 56.08 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 47 MINUTES 45 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

(BUILDING 38 - 741 S. KEDZIE)

THAT PART OF LOTS 19, 20, 21, AND 22 IN BLOCK 2 IN P.W. SNOWHOOKS DOUGLAS PARK ADDITION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID P.W. SNOWHOOKS DOUGLAS PARK ADDITION RECORDED AUGUST 3, 1886 AS DOCUMENT NO. 740757, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST, 62.29 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 11 MINUTES 43 SECONDS EAST ALONG THE WESTERLY EXTENSION OF A PARTY WALL, 56.08 FEET TO AN INTERSECTION WITH A LINE DRAWN BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF A CONCRETE FOUNDATION AND THE CENTER OF A PARTY WALL PROJECTED EAST; THENCE SOUTH 00 DEGREES 48 MINUTES 17 SECONDS EAST, 20.00 FEET TO THE INTERSECTION OF A LINE DRAWN BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SAID CONCRETE FOUNDATION AND THE CENTER OF A PARTY WALL PROJECTED EAST; THENCE SOUTH 89 DEGREES 11 MINUTES 43 SECONDS WEST ALONG THE CENTER OF SAID PARTY WALL AND THE WESTERLY EXTENSION THEREOF, 56.08 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 47 MINUTES 45 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(BUILDING 39 - 743 S. KEDZIE)

THAT PART OF LOTS 19, 20, 21, AND 22 IN BLOCK 2 IN P.W. SNOWHOOKS DOUGLAS PARK ADDITION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID P.W. SNOWHOOKS DOUGLAS PARK ADDITION RECORDED AUGUST 3, 1886 AS DOCUMENT NO. 740757, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 47 MINUTES 45 SECONDS EAST, 82.29 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 11 MINUTES 43 SECONDS EAST ALONG THE WESTERLY EXTENSION OF A PARTY WALL, 56.08 FEET TO AN INTERSECTION WITH A LINE DRAWN BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF A CONCRETE FOUNDATION AND THE CENTER OF A PARTY WALL PROJECTED EAST; THENCE SOUTH 00 DEGREES 48 MINUTES 17 SECONDS EAST, 20.40 FEET TO THE SOUTHEAST CORNER OF SAID FOUNDATION; THENCE SOUTH 89 DEGREES 18 MINUTES 31 SECONDS WEST ALONG THE SOUTH FACE OF SAID CONCRETE FOUNDATION, 56.09 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 47 MINUTES 45 SECONDS WEST, 20.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(BUILDING 40- 3149 W. LEXINGTON, UNIT 1)

UNOFFICIAL COPY

THAT PART OF LOTS 19, 20, 21, AND 22 IN BLOCK 2 IN P.W. SNOWHOOKS DOUGLAS PARK ADDITION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID P.W. SNOWHOOKS DOUGLAS PARK ADDITION RECORDED AUGUST 3, 1886 AS DOCUMENT NO. 740757, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 40 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, 1.30 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 40 MINUTES 15 SECONDS EAST, 20.37 TO THE INTERSECTION OF THE EAST LINE OF SAID TRACT AND THE CENTER OF A PARTY WALL PROJECTED EAST; THENCE SOUTH 89 DEGREES 11 MINUTES 43 SECONDS WEST ALONG A PARTY WALL AND THE EAST-WEST EXTENSIONS THEREOF, 60.01 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 17 SECONDS WEST 20.47 FEET TO THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH FACE OF A CONCRETE FOUNDATION; THENCE NORTH 89 DEGREES 18 MINUTES 00 SECONDS EAST ALONG NORTH FACE OF SAID CONCRETE FOUNDATION AND THE EAST-WEST EXTENSIONS THEREOF, 60.06 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(BUILDING 42 - 3149 W. LEXINGTON, UNIT 3)

THAT PART OF LOTS 19, 20, 21, AND 22 IN BLOCK 2 IN P.W. SNOWHOOKS DOUGLAS PARK ADDITION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID P.W. SNOWHOOKS DOUGLAS PARK ADDITION RECORDED AUGUST 3, 1886 AS DOCUMENT NO. 740757, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 40 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, 41.67 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID TRACT AND THE CENTER OF A PARTY WALL PROJECTED EAST AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 40 MINUTES 15 SECONDS EAST, 20.00 FEET TO AN INTERSECTION OF A PARTY WALL PROJECTED EAST; THENCE SOUTH 89 DEGREES 11 MINUTES 43 SECONDS WEST ALONG SAID PARTY WALL AND THE EAST-WEST EXTENSIONS THEREOF, 59.92 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 17 SECONDS WEST, 20.00 FEET TO AN INTERSECTION WITH A PARTY WALL PROJECTED WEST; THENCE NORTH 89 DEGREES 11 MINUTES 43 SECONDS EAST ALONG SAID PARTY WALL, 59.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

(BUILDING 43 - 3149 W. LEXINGTON, UNIT 4)

THAT PART OF LOTS 19, 20, 21, AND 22 IN BLOCK 2 IN P.W. SNOWHOOKS DOUGLAS PARK ADDITION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID P.W. SNOWHOOKS DOUGLAS PARK ADDITION RECORDED AUGUST 3, 1886 AS DOCUMENT NO. 740757, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 40 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, 61.67 FEET TO THE

UNOFFICIAL COPY

INTERSECTION OF THE EAST LINE OF SAID TRACT AND THE CENTER OF A PARTY WALL PROJECTED EAST AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 40 MINUTES 15 SECONDS EAST, 20.00 FEET TO AN INTERSECTION OF A PARTY WALL PROJECTED EAST; THENCE SOUTH 89 DEGREES 11 MINUTES 43 SECONDS WEST ALONG SAID PARTY WALL AND THE EAST-WEST EXTENSIONS THEREOF, 59.87 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 17 SECONDS WEST, 20.00 FEET TO AN INTERSECTION WITH A PARTY WALL PROJECTED WEST; THENCE NORTH 89 DEGREES 11 MINUTES 43 SECONDS EAST ALONG SAID PARTY WALL, 59.92 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(BUILDING 44 - 3149 W. LEXINGTON, UNIT 5)

THAT PART OF LOTS 19, 20, 21, AND 22 IN BLOCK 2 IN P.W. SNOWHOOKS DOUGLAS PARK ADDITION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID P.W. SNOWHOOKS DOUGLAS PARK ADDITION RECORDED AUGUST 3, 1886 AS DOCUMENT NO. 740757, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE SOUTH 00 DEGREES 40 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT, 81.67 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID TRACT AND THE CENTER OF A PARTY WALL PROJECTED EAST AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 40 MINUTES 15 SECONDS EAST, 20.28 FEET TO AN INTERSECTION OF THE SOUTH FACE OF A CONCRETE FOUNDATION PROJECTED EAST; THENCE SOUTH 89 DEGREES 10 MINUTES 27 SECONDS WEST ALONG SOUTH FACE OF SAID CONCRETE FOUNDATION AND THE EAST-WEST EXTENSIONS THEREOF, 59.82 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 17 SECONDS WEST, 20.30 FEET TO AN INTERSECTION WITH A PARTY WALL PROJECTED WEST; THENCE NORTH 89 DEGREES 11 MINUTES 43 SECONDS EAST ALONG SAID PARTY WALL, 59.87 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

C/K/A: 735 S. KEDZIE (16-13-308-001), 737 S. KEDZIE (16-13-308-002), 741 S. KEDZIE (16-13-308-003), AND 743 S. KEDZIE (16-13-308-004).

B) PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 753 SOUTH KEDZIE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0715715080, IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

C/K/A: 753 S. KEDZIE, UNIT 2 (16-13-308-052-1002)

UNOFFICIAL COPY

PARCEL 5 IS HEREBY DELETED.

PARCEL 6:

A) IS HEREBY DELETED

B) PARCEL 1: UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 819 S. KEDZIE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0718722000, IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-1, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

C) PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 825 S. KEDZIE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0711515072, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

C/K/A: 819 S. KEDZIE, UNIT 1 (16-13-312-052-1001) AND 825 S. KEDZIE, UNIT 2 (16-13-312-054-1002)

PARCEL 7:

A) PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 915 SOUTH KEDZIE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0717722042, IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

B) PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST THE COMMON ELEMENTS IN 917 S. KEDZIE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0718303059, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

C/K/A: 915 S. KEDZIE, UNIT 2 (16-13-316-047-1002) AND 917 S. KEDZIE, UNIT 2 (16-13-316-048-1002)

C) PARCEL 1: UNITS 1 AND 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 925 SOUTH KEDZIE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0725603001, IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-1 AND P-2, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

C/K/A: 925 S. KEDZIE, UNIT 1 (16-13-316-051-1001) AND UNIT 2 (16-13-316-051-1002)

PARCEL 8:

THE EAST 63 FEET OF LOT 1 IN BLOCK 3 IN GEORGE K. SCHOENBERGER'S SUBDIVISION OF THE EAST 1/4 OF THE NORTH 40 RODS OF THE SOUTHEAST 1/4 OF SECTION 14 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C/K/A: 700 S. KEDZIE (16-14-407-042)

PARCEL 9:

LOT 19 IN SUBDIVISION OF BLOCK 3 IN PIPERS SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTH 1/4 OF SECTION 13, TOWNSHIP 39 NORTH,

UNOFFICIAL COPY

RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

C/K/A: 901 S. KEDZIE (16-13-316-001)

Property of Cook County Clerk's Office



UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

The foregoing Deed is subject to the following Permitted Exceptions:

1. Real Estate Mortgage, Assignment of Rents, Security Agreement and UCC Fixture Filing dated April 11, 2006, from the Grantor to the Grantee, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on April 12, 2006, as Document No. 0610218030, which the Grantee does not assume or agree to pay and perform.
2. Loan Modification Agreement dated as of May 1, 2007, by and among the Grantee, the Grantor and others, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on July 13, 2007, as Document No. 0719415027, which the Grantee does not assume or agree to pay and perform.
3. Second Loan Modification Agreement dated September 21, 2007, by and among the Grantee, the Grantor and others, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on September 25, 2007, as Document No. 0726844013, which the Grantee does not assume or agree to pay and perform.
4. Third Loan Modification Agreement dated June 26, 2008, effective as of May 1, 2008, by and among the Grantee, the Grantor and others, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on July 8, 2008 as Document No. 0819018029, which the Grantee does not assume or agree to pay and perform.
5. Fourth Loan Modification Agreement dated September 30, 2008, effective August 1, 2008, by and among the Grantee, the Grantor and others, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on October 8, 2008, as Document No. 0828218029, which the Grantee does not assume or agree to pay and perform.
6. Memorandum of Loan Modification dated as of February 24, 2010, by and among the Grantor, the Grantee and others, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, which the Grantee does not assume or agree to pay and perform.
7. Documents recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Nos. 0610218029, 0610218028, 0715247055, 0730415167, 0715715080, 0715715079, 0718722000, 0712715042, 0711515072, 0715715081, 0718303059, 0713615071, 0717015151, 0719215051, 0718303059, 0718722000, 0725603001, 0730415167 and 0733815134.

UNOFFICIAL COPY

13506835
06-24-11

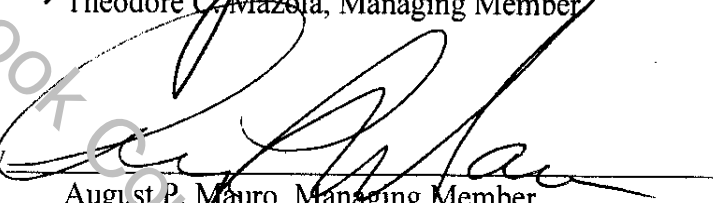
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated June 24, 2011

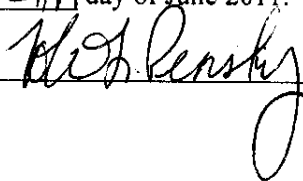
NEW WEST KEDZIE L.L.C.

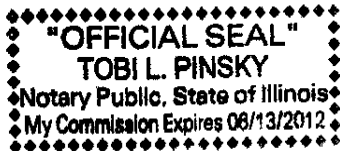
By 
Theodore C. Mazola, Managing Member

By 
August P. Mauro, Managing Member

Subscribed and sworn to before me

this 24th day of June 2011.

 (Notary Public)



UNOFFICIAL COPY

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.

Dated June 24, 2011

THE PRIVATEBANK AND TRUST COMPANY,

By: *Kathryn A. Marchi*
Name: Kathryn A. Marchi
Title: Associate Managing Director

Subscribed and sworn to before me

this 24 day of June 2011.

Tobi L. Pinsky

(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.]