UNOFFICIAL COPY

This Instrument was prepared by:

Oppenheimer Wolff & Donnelly LLP 3300 Plaza VII 45 South Seventh Street Minneapolis, MN 55402

Return recorded deed to, and send subsequent tax bills to:

212 W. Van Buren LLC c/o Marc Realty Lt C 55 East Jackson Boule ard, Suite 500 Chicago, IL 60604



Doc#: 1119416043 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/13/2011 02:19 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain tract or purcel of land, and all buildings and improvements located thereon, and all appurtenances therete, lying and being in the County of Cook, State of Illinois, more particularly described as follows:

See attached Exhibit "A"

Tax Identification No.:

17-16-228-013-0000

Common Address:

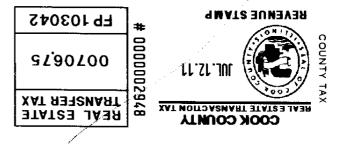
212 West Van Buren Street, Chicago, Illinois 60007

To have and to hold said property together with all privileges and appurtenances thereunto belonging to the said party of the second part in fee simple forever.

And the Grantor and its successors and assigns covenants with the Grantee, its successors and assigns, that Grantor has not done or suffered to be done anything to impair or encumber such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming or to claim the same by, under or through Grantor, but not otherwise.

SP SC / WIN

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Droporty Ox Coo FP 103037 0141320 XAT RESERVANT BEAL ESTATE 0/0/4/3

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

FF.SF.JUU

STATE OF ILLINOIS

Batch 3,215,152

\$14,847.00

Stamp Transfer Real Estate 913260

FFF001b

Dept. of Revenue City of Chicago

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IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name by its duly authorized officer on the day and year first above written, but effective as of closing of the transaction contemplated hereby.

| of the transaction contemplated hereby, | |
|--|---|
| | RIVERSOURCE NY REO, LLC, a New York limited liability company |
| | Its: Assistant Vice President |
| DO O O O O O O O O O O O O O O O O O O | By: 1000 Uneppl |
| Oje | Its: Assistant Secretary |
| STATE OF MINNESOTA)) ss. COUNTY OF HENNEPIN) On this | |
| WITNESS my hand and official sea | |
| | Signature: Institut Jensen Folorison |
| | Name: Kristin Housen Robinson |
| KRISTIN HANSEN ROBINSON Notary Public Minnesota My Commission Expires Jan. 31, 2012 | My Commission Expires: 1.31.2012 |

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EXHIBIT A TO DEED LEGAL DESCRIPTION

PARCEL 1:

SUB-LOT 3 IN LAFLIN, LOOMIS AND CLARE'S PARTITION OF LOTS 14, 15 AND 16 AND THE SOUTHERLY 13 FEET OF LOT 13, ALL IN THOMAS H. HUBBARDS SUBDIVISION OF THE EAST 1/2 OF BLOCK 91 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 21, 1878 AS DOCUMENT 170095.

PARCEL 2:

6 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING SUB-LOT 3 AS SHOWN ON THE PLAT OF LAFLIN, LOOMIS AND CLARE'S PARTITION OF LOTS 14, 15 AND 16 AND THE SOUTHERLY 13 FEET OF LOT 13, ALL IN THOMAS H. HUBBARDS SUBDIVISION OF THE EAST 1/2 OF BLOCK 91 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 21, 1878 AS DOCUMENT 170095.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE AGREEMENT DATED JULY 6, 1886 AND RECORDED MAY 23, 1887 AS DOCUMENT 832440 MADE BY JOHN G. SHORTALL AND OTHERS OVER THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 3 IN LOGMIS AND OTHERS SUBDIVISION AFORESAID 80 FEET NORTH OF THE NORTH LINE OF VAN BUREN STREET; RUNNING THENCE EAST 73 1/2 FEET TO A POINT 6 FEET SOUTH OF THE NORTH LINE OF LOT 2 AFORESAID, AND 20 FEET EAST OF THE WEST LINE THEREOF; THENCE NORTH 12 FEET TO A POINT 6 FEET SOUTH OF THE NORTH LINE OF LOT 13 AFORESAID; THENCE WEST 73 1/2 FEET TO A POINT IN THE EAST LINE OF MAIN ALLEY RUNNING NORTH AND SOUTH THROUGH THE MIDDLE OF SAID BLOCK 91, 6 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 12 FEET TO THE POINT OF BEGINNING.

212 W. Van Buren St., Chicago IL Tax No.: 17-16-228-93