

# UNOFFICIAL COPY

This instrument was prepared by:

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



Doc#: 1129234044 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/19/2011 01:07 PM Pg: 1 of 5

After recording return to:

Nick Filgas  
The Law Offices of Samuel V.P. Banks  
221 N. LaSalle Street  
38th floor  
Chicago, IL 60601

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 15<sup>th</sup> 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 **REMISE, RELEASE, ALIENATE AND CONVEY** unto **Chicago Film Studios Ad, 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 thereto 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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Stewart 11000030501

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of this 14<sup>th</sup> day of October, 2011.

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

By: [Signature]  
 Name: Terence R. Rogers  
 Title: Vice President

State of Illinois )

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 14<sup>th</sup> day of OCTOBER, 2011.





[Signature]  
 Notary Public

Commission expires: 1-11-2012

REAL ESTATE TRANSFER	10/19/2011
 CHICAGO	\$0.00
CTA:	\$0.00
<b>TOTAL:</b>	<b>\$0.00</b>
16-24-226-044-0000   20110901600498   EYZYSG	

**MAIL SUBSEQUENT TAX BILLS TO:**

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

REAL ESTATE TRANSFER	10/19/2011
  COOK	\$1,500.00
ILLINOIS:	\$3,000.00
<b>TOTAL:</b>	<b>\$4,500.00</b>
16-24-226-044-0000   20110901600498   AATSHA	

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## EXHIBIT A

### Legal Description

#### TRACT 1

ALL OF LOTS 1, 2, AND 3 IN THE SUBDIVISION OF LOT 18 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.

#### TRACT 2:

LOTS 1, 2, 3, 4, 5, AND 6 IN GEISSLER'S DOUGLAS PARK ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 4, 5 AND 6 OF THE SUBDIVISION OF LOT 18 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.

#### TRACT 3:

LOT 13, 14, AND 15 IN THE SUBDIVISION OF LOTS 6, 8 AND 17 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.

#### TRACT 4:

LOTS 16, 17 AND 18 IN HALLS SUBDIVISION OF LOTS 6, 8 AND 17 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.

#### TRACT 5:

LOTS 1 THROUGH 10 IN THE SUBDIVISION OF LOTS 14 AND 15 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.

#### TRACT 6:

LOTS 23 TO 44, INCLUSIVE IN POPE'S SUBDIVISION, OF LOTS 1 TO 4 AND 10 TO 13, ALL INCLUSIVE, 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.

#### TRACT 7A:

THE SOUTH 124 FEET 7 5/8 INCHES OF LOT 16 IN BLOCK 8 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER

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OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 7B:

LOT 16 (EXCEPT THE SOUTH 124 FEET 7 5/8 INCHES THEREOF) 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.

TOGETHER WITH VACATED ALLEYS LOCATED WITHIN THE LAND, TAKEN AS A TRACT;

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ROCKWELL STREET (66'w.) AND THE NORTHERLY RIGHT OF WAY LINE OF 16<sup>TH</sup> STREET (66'w.); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 58 MINUTES 27 SECONDS WEST, A DISTANCE OF 598.92 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH WASHTENAW AVENUE (66'w.); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 00 DEGREES 01 MINUTES 53 SECONDS EAST, A DISTANCE OF 265.43 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 15<sup>TH</sup> PLACE (66'w.); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 598.35 FEET TO A POINT ON THE WESTERLY LINE OF ROCKWELL STREET (66'w.); THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 00 DEGREES 05 MINUTES 22 SECONDS EAST, A DISTANCE OF 266.16 FEET TO THE POINT OF BEGINNING, CONTAINING 159,116 SQUARE FEET, OR 3.65 ACRES, MORE OR LESS.

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

**Permanent Index Number(s):**

16-24-226-042	16-24-226-046
16-24-226-045	16-24-226-028
16-24-226-044	16-24-226-047
16-24-226-049	16-24-226-048
	16-24-226-040

**Common Address:**

2621 W 15<sup>th</sup> Place, 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: 11000030501, Effective Date July 29, 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, 11 and 12 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, Last Revision September 19, 2011, Job No. 1114501;

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.