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Doc#: 1131845060 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/14/2011 01:38 PM Pg: 1 of 6

This instrument was prepared by:

Glenn D. Taxman
Much Shelist
2 Park Plaza, Suite 1075
Irvine, California 92614

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of November 10, 2011 by **CHITOWN-DIAMOND JV LLC, a Delaware limited liability company**, whose address 5215 Old Orchard Road, Suite 130, Skokie, Illinois 60077 ("Grantor"), in favor of **CD-EB/EP RETAIL JV LLC, a Delaware limited liability company**, whose address 5215 Old Orchard Road, Suite 130, Skokie, Illinois 60077 ("Grantee"). For and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to their respective successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

SEE ATTACHED AND INCORPORATED EXHIBIT A

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

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and its respective successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to real estate taxes not yet due and payable, covenants, conditions, restrictions and easements of record.

EXEMPT UNDER 35 ILCS 200/31-45(e)

By: _____

Agent

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK-SIGNATURE PAGE FOLLOWS]

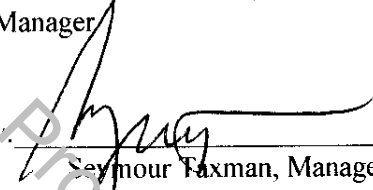
NCS 501061 JEL 3 of 9

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IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed to these presents by its authorized manager the day and year first above written.

**CHITOWN-DIAMOND JV LLC,
a Delaware limited liability company**

By: Taxman Manager LLC,
an Illinois limited liability company,
a Manager

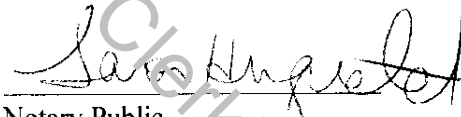
By: 
Seymour Taxman, Manager

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 Seymour Taxman, a Manager of Taxman Manager LLC, a Manager of Chitown-Diamond JV LLC ("Company"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of the company as the Manager of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal as of October 12, 2011.




Notary Public

Send Recorded Document to:

Glenn D. Taxman
Much Shelist
2 Park Plaza, Suite 1075
Irvine, California 92614

Send Subsequent Tax Bills to:

CD-EB/EP RETAIL JV LLC
c/o The Taxman Corporation
5215 Old Orchard Road, Suite 130
Skokie, Illinois 60077

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EXHIBIT A

Legal Description

THE SOUTH 20.00 FEET OF LOTS 3 AND 14, TOGETHER WITH LOTS 4 THROUGH 13, INCLUSIVE, IN BLOCK 1 IN DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; INCLUDING THAT PART OF VACATED SOUTH ACADEMY PLACE FALLING WITHIN THE AFORESAID LOTS AND LYING SOUTH OF THE NORTH LINE OF THE SOUTH 20.00 FEET OF LOTS 3 AND 14 AFORESAID, SAID VACATED SOUTH ACADEMY PLACE BEING A NORTH-SOUTH 14.00 FOOT ALLEY VACATED PER ORDINANCE PASSED NOVEMBER 2, 2011 AND RECORDED NOVEMBER 9, 2011 AS DOCUMENT 1131316023, IN COOK COUNTY, ILLINOIS.

PART OF PIN 17-17-209-003 AND ALL OF PIN's 17-17-209-004, -010, -011, -012, -013, -014, -015, -016, -017, AND -018

Property Address: Located at the Northwest Corner of South Halsted Street and West Monroe Street and the Northeast Corner of South Green Street and West Monroe Street, Chicago, IL 60607

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

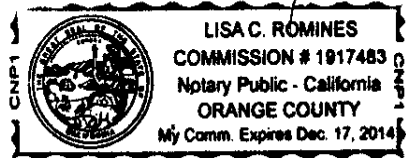
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated 11/3, 2011

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 3rd day of NOVEMBER, 2011

Notary Public Lisa C. Romines



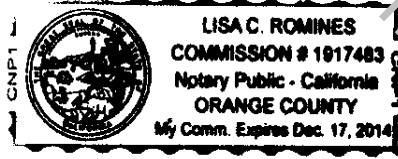
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11/3, 2011

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 3rd day of NOVEMBER, 2011

Notary Public Lisa C. Romines



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 the provisions of Section 200/31-45 of the Illinois Real Estate Transfer Tax Act.)

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

SEYMOUR TAXMAN, A MANAGER OF TAXMAN MANAGER LLC, WHICH IS A MANAGER OF CHITOWN-DIAMOND JV LLC, being duly sworn on oath, states that the Company's principal office is at 5215 Old Orchard Road, Suite 130, Skokie, IL 60077. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
OR
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- ④ The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
- ⑨ The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

[SIGNATURE PAGE FOLLOWS]

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[SIGNATURE PAGE TO PLAT ACT AFFIDAVIT]

Affiant further states that he (in his capacity set forth above and below) makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

**CHITOWN-DIAMOND JV LLC,
a Delaware limited liability company**

By: Taxman Manager LLC,
an Illinois limited liability company,
a Manager

By: Seymour Taxman, a Manager

SUBSCRIBED AND SWORN to before me

this 12 day of October, 2011.

Sara Huguelet
Notary Public



Property of Cook County Clerk's Office