

UNOFFICIAL COPY



Doc#: 1136110053 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2011 02:38 PM Pg: 1 of 3

ILLINOIS SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: 55 WEST MONROE, L.L.C., a Delaware limited liability company, having an address c/o LaSalle Investment Management, Inc., 200 East Randolph, Chicago, Illinois 60601, ("Grantor"), for and in consideration of Ten and 00/100 (\$10.00) Dollars and other valuable consideration received to its full satisfaction from MK 55 West Investor LLC, a Delaware limited liability company, having an address at c/o The Hearn Company, 55 West Monroe Street, Chicago, Il. 60603 ("Grantee"), does hereby remise, release, alien and convey to Grantee certain real estate located at 55 West Monroe, Chicago, Cook County, Illinois and more particularly described on Exhibit A attached hereto and made a part hereof by reference for all purposes, together with all improvements located thereon and all rights and appurtenances thereto in anywise belonging to Grantor (all of said property and interest being collectively referred to herein as the "Property").

SUBJECT, HOWEVER, to any matters of record.

TO HAVE AND TO HOLD the Property unto Grantee forever, and Grantor does hereby warrant and will defend the Property unto Grantee and its successors and assigns, forever, against the lawful claims and demands of all parties claiming by, through or under Grantor, but against none other.

This instrument was prepared by:

R.K. Hagan
Hagan & Vidovic LLP
200 East Randolph, 43rd Floor
Chicago, Illinois 60601

AFTER RECORDING MAIL TO: Fuchs&Roselli, Ltd., 440 West Randolph, Suite 500, Chicago, Il 60606 Attention John T Roselli
SEND SUBSEQUENT TAX BILLS TO: The Hearn Company, 55 West Monroe Street, Chicago, Il. 60603.

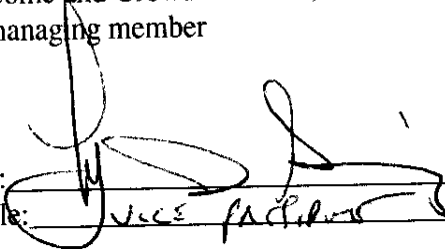
498459 10F 2 DW

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal ^{as of} this 23rd day of December, 2011

55 WEST MONROE, L.L.C., a
Delaware limited liability company

By: Income and Growth Fund III, its
managing member

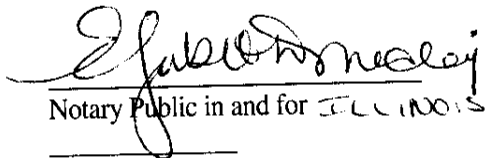
By: 
Title: Vice President

Property of Cook County Clerk's Office

COUNTY OF COOK)
) ss:
STATE OF ILLINOIS)

The foregoing instrument was acknowledged before me this ^{19th} day of December, 2011, by Ty Spearling, the Vice President of Income and Growth Fund III, a Maryland real estate investment trust, as managing member of 55 West Monroe, L.L.C., a Delaware limited liability company, on behalf of such company.

Sworn to and subscribed before me
me this 19th day of December, 2011.


Notary Public in and for ILLINOIS

[Notarial Seal]

My Commission Expires at
5/29/15



REAL ESTATE TRANSFER	12/23/2011
CHICAGO:	\$1,020,000.
STA:	\$408,000.0
TOTAL:	\$1,428,000.

17-16-212-009-0000 | 20111201601070 | LK1BDT

REAL ESTATE TRANSFER	12/27/2011
COOK	\$68,000.00
ILLINOIS:	\$136,000.00
TOTAL:	\$204,000.0

17-16-212-009-0000 | 20111201601070 | 9L1F9G

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EXHIBIT A

The east half of the east half of Lot 2, all of Lot 3, and the west 58 feet (except that part thereof taken for Dearborn Street) of Lot 4 (except that part of the aforesaid Lots 2, 3, and 4 taken or used for alley) in Block 120 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the third principal meridian, in Cook County, Illinois.

Street Address: 55 West Monroe, Chicago, Illinois 60603

PIN: 17-16-212-009-0000; 17-16-212-010-0000; 17-16-212-011-0000; and 17-16-212-012-0000

Property of Cook County Clerk's Office