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THIS DOCUMENT WAS )  
PREPARED BY: )

Doc#: 1210211015 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/11/2012 08:38 AM Pg: 1 of 6

Bradley V. Ritter, Esq. )  
Paul Hastings LLP )  
191 North Wacker, 30th Floor )  
Chicago, Illinois 60606 )

AFTER RECORDING RETURN TO: )

Bradley V. Ritter, Esq. )  
Paul, Hastings LLP )  
191 North Wacker, 30th Floor )  
Chicago, Illinois 60606 )

(This space reserved for recording date)

## SPECIAL WARRANTY DEED

843 W. ARMITAGE, LLC, an Illinois limited liability company ("Grantor"), whose mailing address is 908 N. Halsted, Chicago, Illinois 60642, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by ACADIA SECOND CITY 843-45 WEST ARMITAGE LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 1311 Mamaroneck Avenue, Suite 260 White Plains, New York 10605, the receipt and sufficiency of such consideration being hereby acknowledged, does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY to Grantee, its successors and assigns, in fee simple, that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof together with all appurtenances thereto and all improvements situated thereon (collectively, the "Property"); subject, however, to those matters described in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property to Grantee, its successors and assigns, forever. Grantor hereby agrees to warrant and defend the Property, the whole or any part thereof, to Grantee, its successors and assigns, against all claims and demands whatsoever, brought by any person or persons lawfully claiming, by, through or under Grantor but not otherwise.

Permanent Index Number(s): 14-32-409-030-0000

Address of Property: 843 W. Armitage, Chicago, Illinois 60614

Box 400-CTCC

S Y  
P 6  
S N  
SC Y  
INTC Y

8523350288

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EXECUTED this 30 day of March, 2012, and EFFECTIVE upon delivery to Grantee.

GRANTOR:

**843 W. ARMITAGE, LLC,  
an Illinois limited liability company**



By: \_\_\_\_\_


Name: Frederick S. Latsko

Title: Manager

Mail tax bills to:

Acadia Realty Trust  
1311 Mamaroneck Avenue, Suite 260  
White Plains, New York 10605  
Attention: Robert Masters, Esq.

REAL ESTATE TRANSFER		04/02/2012
	<b>COOK</b>	\$907.75
	<b>ILLINOIS:</b>	\$1,815.50
	<b>TOTAL:</b>	\$2,723.25
14-32-409-030-0000   20120301603645   4BTU6N		

REAL ESTATE TRANSFER		04/02/2012
	<b>CHICAGO:</b>	\$25,155.00
	<b>CTA:</b>	\$10,062.00
	<b>TOTAL:</b>	\$35,217.00
14-32-409-030-0000   20120301603645   60B0XM		

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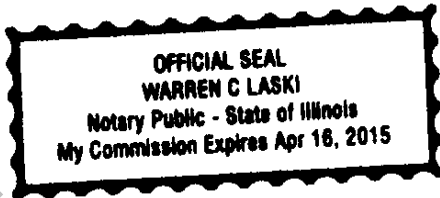
STATE OF ILLINOIS            )  
   )  
 COUNTY OF COOK             )        ss

I, the undersigned, a Notary Public in and for the County of Cook, in the State of Illinois, DO HEREBY CERTIFY that Frederick S. Latsko, personally known to me to be the Manager of 843 W. Armitage, LLC, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this ~~27th~~ day of March, 2012

Warren C. Laski  
 Notary Public

Commission Expires: 4-16-15



Property of Cook County Clerk's Office

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## EXHIBIT A

### **LEGAL DESCRIPTION OF THE PROPERTY LOCATED AT 843 W. ARMITAGE, CHICAGO, IL**

**LOT 4 IN THE RESUBDIVISION OF LOTS 1, 2, 3, AND 4 IN THE RESUBDIVISION  
OF LOT 24 IN SUB-BLOCK 7 OF BLOCK 5 IN SHEFFIELD'S ADDITION TO  
CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT B****PERMITTED EXCEPTIONS**

- 1. MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING DATED JANUARY 23, 2006 AND RECORDED JANUARY 27, 2006 AS DOCUMENT 0602733086 MADE BY 843 W. ARMITAGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO LASALLE BANK NATIONAL ASSOCIATION TO SECURE A NOTE FOR \$1,920,000.00.**

**ASSIGNMENT OF MORTGAGE TO U.S. BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF MERILL LYNCH MORTGAGE TRUST 2006-CI COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-CI RECORDED JULY 17, 2006 AS DOCUMENT 0619812027.**

- 2. ASSIGNMENT OF LEASES AND RENTS RECORDED JANUARY 27, 2006 AS DOCUMENT NO. 0602733087 MADE BY 843 W. ARMITAGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY TO LASALLE BANK NATIONAL ASSOCIATION.**

**ASSIGNMENT TO U.S. BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF MERILL LYNCH MORTGAGE TRUST 2006-CI COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-CI RECORDED JULY 17, 2006 AS DOCUMENT 0619812027.**

- 3. SECURITY INTEREST OF LASALLE BANK NATIONAL ASSOCIATION, SECURED PARTY, IN CERTAIN DESCRIBED CHATTELS ON THE LAND, AS DISCLOSED BY UCC FINANCING STATEMENT NAMING 843 W. ARMITAGE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS DEBTOR AND RECORDED JANUARY 27, 2006 AS DOCUMENT NO. 0602733088.**

**ASSIGNMENT TO U.S. BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR THE REGISTERED HOLDERS OF MERILL LYNCH MORTGAGE TRUST 2006-CI COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-CI RECORDED JULY 17, 2006 AS DOCUMENT 0619812028.**

**CONTINUATION RECORDED AUGUST 5, 2010 AS DOCUMENT 1021722118.**

- 4. EXISTING UNRECORDED LEASES IN FAVOR OF SEQUIN CHICAGO, LLC; KATE MIROCH AND DAN MALONEY; ELIZABETH O'NEIL; BRENDAN KEMPE SCANIAN; ROMAN FAYNSHTEYN; AND ERIC SAMP, DAN WALSH AND DAN SCHULTZ, WITH NO OPTIONS TO PURCHASE**

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**OR RIGHTS OF FIRST REFUSAL, AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.**

- 5. ENCROACHMENT OF BRICK BUILDING LOCATED MAINLY ON THE LAND OVER ONTO THE LAND EAST OF AND ADJOINING BY ABOUT 0.22 TO 0.25 OF A FOOT AND ENCROACHMENT OF THE VINYL OF THE BUILDING LOCATED ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY .04 FEET, AS DISCLOSED BY SURVEY BY GEMLEY & BIEDERMANN DATED AUGUST 22, 2011, NUMBER 2011-15252-005.**
- 6. ENCROACHMENT OF THE OVERHEAD BAYS LOCATED MAINLY ON THE LAND ONTO THE PUBLIC WAY NORTHERLY OF AND ADJOINING AND ONTO THE PUBLIC ALLEY WEST AND ADJOINING BY AN UNDISCLOSED AMOUNT AS DISCLOSED BY AFORESAID SURVEY.**
- 7. MEMORANDUM OF PURCHASE AGREEMENT MADE BY AND BETWEEN 843 W. ARMITAGE LLC AND ACADIA SECOND CITY LLC RECORDED OCTOBER 21, 2011 AS DOCUMENT NUMBER 1129444101.**
- 8. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE**