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This Document Prepared By:

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Doc#: 1210810067 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/17/2012 12:31 PM Pg: 1 of 7

and After Recording Return To:

Wallace K. Moy, Esq.
53 West Jackson, Ste. 1564
Chicago, Illinois 60604

CTI-88267CA PLINT M

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

The Grantor **DEARBORN STREET HOLDINGS, LLC-SERIES 10**, an Illinois limited liability company for and in consideration of TEN AND 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS AND CONVEYS** to **37 LOOMIS, LLC**, an Illinois limited liability company, having an address at 3520 S. MORGAN STREET, CHICAGO, IL 60609, and its successors and assigns forever, the land situated in the County of Cook, State of Illinois described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Common address: 1400 W. 37th Street Chicago, Illinois 60609

Permanent Index Number: 17-32-300-035-0000 and 17-32-300-040-0000

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto 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 Property, with the hereditaments and appurtenances, unto the said Grantee, its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

THIS IS NOT HOMESTEAD PROPERTY.

Dated this 22nd day of March, 2012

DEARBORN STREET HOLDINGS, LLC-SERIES 10, an Illinois limited liability company

By: *Thomas H Bessler*
Name: THOMAS H BESSLER
Title: VICE PRESIDENT

Box 334

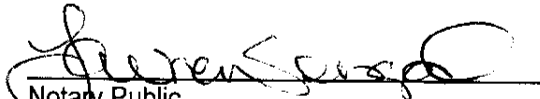
*S.V. 12
F.C. 2
S.C. 2
INT. 1*

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STATE OF ILLINOIS)
COUNTY OF WILL) SS.

I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that THOMAS BASSI, VP of DEARBORN STREET HOLDINGS, LLC-SERIES 10, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such THOMAS BASSI appeared before me this day in person and acknowledged that as such VP, he signed and delivered the said instrument pursuant to proper authority, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21 day of March, 2012.


Notary Public

My commission expires: MAY 10 2015



Mail subsequent tax bills to:

37 LOOMIS, LLC
3520 S. MORGAN STREET
CHICAGO, IL 60609

REAL ESTATE TRANSFER 04/13/2012



CHICAGO: \$3,187.50
CTA: \$1,275.00
TOTAL: \$4,462.50

17-32-300-039-0000 | 20120301601016 | 43WPPJ

REAL ESTATE TRANSFER 04/13/2012



COOK \$212.50
ILLINOIS: \$425.00
TOTAL: \$637.50

17-32-300-039-0000 | 20120301601016 | W6UTAK

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF A LINE 1166 FEET EAST OF THE WEST LINE WITH A LINE 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID; THENCE EAST ALONG LAST MENTIONED LINE 72.44 FEET; THENCE NORTHERLY ON A CURVE CONVEX TO THE EAST WITH A RADIUS OF 380.5 FEET A DISTANCE OF 181.3 FEET MORE OR LESS TO A POINT OF INTERSECTION OF A LINE 208 FEET NORTH OF THE SOUTH LINE WITH A LINE PARALLEL TO AND 1278.87 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID; THENCE NORTH ON LAST DESCRIBED LINE 160 FEET; THENCE WEST ON A LINE PARALLEL TO AND 368 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32 AFORESAID 112.87 FEET TO THE EAST LINE OF A PRIVATE STREET KNOWN AS LOOMIS PLACE, BEING A LINE PARALLEL TO AND 1166 FEET EAST OF THE WEST LINE OF SECTION 32 AFORESAID; THENCE SOUTH ON LAST DESCRIBED LINE 335 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY TO USE THE 40 FOOT PRIVATE STREET KNOWN AS SOUTH LOOMIS PLACE ADJOINING ON THE WEST OF PARCEL 1

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY TO USE THE PRIVATE ALLEY OVER AND UPON THE SOUTH 10 FEET OF THE PREMISES ADJOINING ON THE NORTH OF PARCEL 1.

PARCEL 4:

NON-EXCLUSIVE SWITCHTRACK EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT CONTAINED IN DEED DATED JANUARY 17, 1937 AND RECORDED FEBRUARY 25, 1937 AS DOCUMENT 11954481 FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT UNDER AN INDENTURE AND DECLARATION OF TRUST DATED FEBRUARY 1, 1916 TO THE NORTHWEST CONE COMPANY, OVER THE EAST 17 FEET OF FOLLOWING DESCRIBED PROPERTY: PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHICAGO, COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 1166 FEET EAST OF THE WEST LINE WITH A LINE 368 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE

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SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE EAST ON THE LAST DESCRIBED LINE 112.87 FEET; THENCE NORTH 59 FEET ON A LINE PARALLEL TO AND 1278.87 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE NORTHEASTERLY ON A CURVE TANGENT TO LAST DESCRIBED LINE AND CONVEX TO THE NORTHWEST WITH A RADIUS OF 200 FEET A DISTANCE OF 105.88 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 528 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE WEST ON LAST DESCRIBED LINE 140.25 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 1166 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 AFORESAID; THENCE SOUTH 160 FEET TO A POINT OF BEGINNING.

PARCEL 5:
 THAT PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE INTERSECTION OF THE WEST LINE OF IRON STREET AND THE NORTH LINE OF 37TH STREET; THENCE NORTH 89 DEGREES, 59 MINUTES, 40 SECONDS WEST, 319.15 FEET ALONG THE NORTH LINE OF 37TH STREET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG AFORESAID LINE NORTH 89 DEGREES, 59 MINUTES, 40 SECONDS WEST, 70.70 FEET; THENCE NORTHEASTERLY ALONG AN ARC BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 380.50 FEET AND A CHORD BEARING OF NORTH 13 DEGREES, 02 MINUTES, 17 SECONDS EAST, AN ARC DISTANCE OF 181.32 FEET; THENCE NORTH 00 DEGREES, 03 MINUTES 01 SECONDS WEST, 170.02 FEET TO THE NORTHERLY LINE OF A 20 FOOT PRIVATE ALLEY; THENCE NORTH 89 DEGREES, 55 MINUTES, 32 SECONDS EAST, 29.89 FEET; THENCE SOUTH 00 DEGREES, 04 MINUTES, 28 SECONDS EAST, 345.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR(S) 2011 (2nd Installment) AND 2012; 2012 TAXES ARE NOT YET DUE OR PAYABLE.
2. MUNICIPAL AND ZONING ORDINANCES, BUILDING AND USE RESTRICTIONS AND COVENANTS, AND STATE AND/OR FEDERAL STATUTES AND REGULATIONS.
3. RECORDED EASEMENTS FOR THE DISTRIBUTION OF UTILITY AND MUNICIPAL SERVICES.
4. ANY MATTERS THAT WOULD BE SHOWN ON A CURRENT, ACCURATE AND COMPLETE ALTA SURVEY.
5. ACTS DONE OR SUFFERED TO BE DONE BY BUYER OR ITS AFFILIATES OR ANYONE CLAIMING BY, THROUGH OR UNDER BUYER OR ITS AFFILIATES.
6. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 11M1401669 FILED JUNE 21, 2011 BY THE CITY OF CHICAGO AGAINST DREAMERS 2, LLC ET AL. FOR MUNICIPAL CODE VIOLATIONS. NOTE: LS PENDENS NOTICE RECORDED JUNE 27, 2011 AS DOCUMENT NUMBER 1117841057.
7. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2, 3 AND 4 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
8. TERMS PROVISIONS AND CONDITIONS OF THE EASEMENTS CONVEYED HEREIN, INCLUDING THE COSTS OF AND DUTY TO REPAIR AND MAINTAIN AS SET FORTH THEREIN, AND ALSO INCLUDING RIGHTS OF THE ADJOINING OWNERS AND INCLUDING BUT NOT LIMITED TO PROVISIONS FOR INGRESS AND EGRESS OVER THE NORTH 10 FEET OF PARCEL 1 OF THE LAND, (WHICH FORMS PART OF A 20-FOOT PRIVATE ALLEY WITH PREMISES NORTH AND ADJOINING), AS SET FORTH IN DEED FROM TRUSTEES OF CENTRAL MANUFACTURING DISTRICT TO JOHNSON AND JOHNSON, A CORPORATION OF NEW JERSEY, RECORDED AS DOCUMENT 13927656, AND AS RESERVED IN DEED FROM THE TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT TO NORTHWEST CONE COMPANY, RECORDED AS DOCUMENT 11954481. (AFFECTS PARCEL 1)
9. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND OVER AND ONTO THE EASEMENTS, AS SHOWN ON THE PLAT OF SURVEY MADE BY STONELAKE SURVEY CO., LTD., DATED APRIL 24, 2000 AS ORDER NUMBER 3807-4.
10. ENCROACHMENT OF THE COVERED CONCRETE DOCK OVER AND ONTO THE EASEMENTS AS SHOWN ON THE PLAT OF SURVEY MADE BY STONELAKE SURVEY CO., LTD., DATED APRIL 24, 2000 AS ORDER NUMBER 3807-4.
11. RIGHTS OF WAY FOR RAILROAD SWITCH AND SPUR TRACKS, AS DEPICTED ON SURVEY MADE BY STONELAKE SURVEY CO., LTD., DATED APRIL 24, 2000 AS ORDER NUMBER 3807-4 IF ANY. AFFECTS PARCEL 5.

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12. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE EASTERN LINE OF THE PROPERTY AND ONTO THE LAND EAST AND ADJOINING BY AN UNDISCLOSED DIMINIMOUS AMOUNT AS SHOWN ON THE PLAT OF SURVEY MADE BY STONELAKE SURVEY CO., LTD., DATED APRIL 24, 2000 AS ORDER NUMBER 3807-4. AFFECTS PARCEL 5
13. RIGHTS OF THE PUBLIC UTILITIES OR QUASI PUBLIC UTILITIES AS DISCLOSED BY SURVEY MADE BY STONELAKE SURVEY CO., LTD., DATED APRIL 24, 2000 AS ORDER NUMBER 3807-4. DEPICTING THE FOLLOWING: UTILITY POLES, FIRE PROTECTION VALVE AND OVERHEAD WIRES. AFFECTS PARCEL 1 AND 5.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

The undersigned, being duly sworn on oath, states that its principal place of business is at 111 West Monroe/ 4W, Chicago, IL 60603. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The division or subdivision of the land is into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
2. 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.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance or 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 easement of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. 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 a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act (7/17/59) into no more than two parts and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318-1, 1 eff. October 1, 1977.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

DEARBORN STREET HOLDINGS, LLC - SERIES 10, an Illinois limited liability company

By: Thomas H Bessler
 Name: THOMAS H BESSLER
 Title: VICE PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME

this 21 day of March, 2012

Lauren Sobczak
 Notary public

