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Doc#: 1224329047 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/30/2012 12:13 PM Pg: 1 of 5

Property of Cook County Clerk's Office

WARRANTY DEED

The Grantor, McLean Center, L.L.C., an Illinois limited liability company, of the Village of Lincolnwood, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to the following Grantee:

McLean Business Center, LLC, an Illinois limited liability company
3912 W. McLean Ave., Bldg. D.
Chicago, Illinois 60647

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

[See Exhibit A attached hereto and made a part hereof for legal description]

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 it will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it.

SUBJECT TO: Those matters set forth on Exhibit B, attached hereto and made a part hereof.

Permanent Index Number (PIN): 13-35-123-079-0000 (portion); 13-35-123-042-0000; 13-35-123-041-0000; 13-35-123-040-0000; 13-35-123-039-0000; 13-35-123-038-0000; 13-35-123-037-0000; 13-35-123-036-0000; 13-35-123-035-0000; 13-35-123-023-0000 (portion); 13-35-123-024-0000 (portion); 13-35-123-083-0000 (portion); 13-35-123-084-0000 (portion)

1 of 9

NCS- 512140

First American Title Order #

9

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City of Chicago
Dept. of Finance

627233

8/30/2012 11:37

dr00764



Real Estate
Transfer
Stamp

\$0.00

Batch 5,208,950

Property of Cook County Clerk's Office

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Address(es) or Real Estate: 3912 W. McLean Chicago, Illinois (portion)

DATED this 28th day of August, 2012

McLean Center, L.L.C., an Illinois limited liability company

By: Barry W. Fields & Associates, Inc.,
Its Manager

By: 
Barry W. Fields, Presiden

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 Barry W. Fields, the President of Barry W. Fields & Associates, Inc., the Manager of McLean Center, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of Barry W. Fields & Associates, Inc., and McLean Center, L.L.C. for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of August, 2012.

Commission expires 9/25/2012



This instrument was prepared by David B. Aufrecht, 65 E. Wacker Place, Suite 2300, Chicago, Illinois, 60601


Mail to:
Peter N. Weil
Peter N. Weil & Associates
175 Olde Half Day Road, Suite 134
Lincolnshire, Illinois 60069

Send Subsequent Tax Bills to:
McLean Business Center, LLC
3912 W. McLean Ave., Bldg. D
Chicago, Illinois 60647



STATE TAX

STATE OF ILLINOIS

 AUG. 30. 12


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000001137

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 01475.00 |
| FP 103037 |

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

 AUG. 30. 12

REVENUE STAMP

0000010991

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00737.50 |
| FP 103042 |

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EXHIBIT A

PARCEL 1:

LOT 37 AND LOTS 39 TO 53, BOTH INCLUSIVE (EXCEPT THE NORTH 4.00 FEET OF LOTS 51 TO 53, BOTH INCLUSIVE, DEDICATED FOR PUBLIC STREET PURPOSES BY PLAT OF DEDICATION RECORDED SEPTEMBER 29, 1966 AS DOCUMENT 19956481) IN PRICE AND MOSS' SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35 TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1/2 OF VACATED MCLEAN AVENUE LYING SOUTH OF AND ADJOINING LOTS 29 TO 37, BOTH INCLUSIVE, AND THE SOUTH 1/2 OF VACATED MCLEAN AVENUE LYING NORTH OF AND ADJOINING LOTS 39 TO 50, BOTH INCLUSIVE, IN PRICE AND MOSS' SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 1/2 OF VACATED MCLEAN AVENUE LYING SOUTH OF AND ADJOINING LOTS 26 TO 28, BOTH INCLUSIVE, AND THE SOUTH 1/2 OF VACATED MCLEAN AVENUE LYING NORTH OF AND ADJOINING LOTS 51 TO 53, BOTH INCLUSIVE, TOGETHER WITH THE NORTH 4.0 FEET OF SAID LOTS 51 TO 53 AFORESAID, IN PRICE AND MOSS' SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

- (a) covenants, conditions and restrictions of record;
- (b) public and utility easements and roads and highways, if any;
- (c) existing leases and tenancies;
- (d) terms, provisions and conditions contained in Lease by and between McLean Center, LLC, Lessor and Voicestream GSM I Operating Company, LLC, Lessee dated June 9, 2003 and disclosed by a Memorandum of Lease recorded December 16, 2003 as document 0335015081.
- (e) easement created by grant to the Commonwealth Edison Company and Illinois Bell Telephone Company, their successors and or assigns, recorded February 28, 1985 as Document 27457678;
- (f) terms of the Agreement between MSL Industries and Peoples Gas recorded December 7, 1966 as Document 20017187;
- (g) all matters contained in the ordinance recorded November 7, 1994 as document 94946636 vacating a portion of McLean Street,
- (h) Environmental No Further Remediation Letter recorded January 13, 2010 as document 1001334051;
- (i) Party Wall Agreement dated October 14, 2004 recorded as Document No. 0429522239;
- (j) rights of public or quasi-public utilities, if any, in the vacated alley for the maintenance therein of poles, conduits, sewers, etc.
- (k) general taxes for the year 2012 and subsequent years.
- (l) all matters disclosed on the survey made by George D. Harker and Associates, Order No. 120116 dated May 23, 2012, including but not limited to the following:
 - i) encroachment of building appurtenant to Parcel 1 over the east line of the land onto adjoining land by a distance of .08 feet.;
 - ii) rights of interested parties to maintain utility poles and overhead wires crossing lots 47, 48, 49 and Parcel 2
 - iii) encroachment of high one story brick building appurtenant to property north of and adjoining over the north line of the land onto Parcel 2 by a distance of .3 feet.