

# UNOFFICIAL COPY



PREPARED BY, RECORDING  
REQUESTED BY AND WHEN  
WHEN RECORDED RETURN TO:

Katten Muchin Rosenman LLP  
525 West Monroe Street  
Chicago, Illinois 60661-3693  
Attention: Ari Krigel

Doc#: 1235622017 Fee: \$54.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/21/2012 10:57 AM Pg: 1 of 9

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

HALSTED GRACE VENTURES LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by HGV PROPERTIES LLC, a Delaware limited liability company ("Grantee"), whose mailing address is c/o The Harlem Irving Companies 4104 North Harlem Avenue, Norridge, Illinois 60706, Attn: General Counsel, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby CONVEY and TRANSFER unto Grantee and its successors and assigns, FOREVER, all of that certain real property being more particularly described on Exhibit A attached hereto and made a part hereof, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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 Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances (collectively, the "Property") subject, however, to those matters described in Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, and Grantee's successors and assigns, that except for the Permitted Exceptions for which Grantor shall have no liability, it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor WILL WARRANT AND DEFEND, except

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for the Permitted Exceptions for which Grantor shall have no liability, the Property, against all persons lawfully claiming, or to claim the same, by, through or under Grantor.

[Signature page to follow]

City of Chicago  
Dept. of Finance  
**634446**



Real Estate  
Transfer  
Stamp  
**\$0.00**

Batch 5,695,636

12/20/2012 11:33  
dr00764

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the \_\_\_ day of December, 2012.

**GRANTOR:**

**HALSTED GRACE VENTURES LLC**, an Illinois limited liability company

By: Halsted and Grace Development Partners LLC, an Illinois limited liability company, its manager

By: The Harlem Irving Companies, Inc. an Illinois corporation, its administrative manager

By: [Signature]  
Name: Lawrence A. Gerlach  
Title: V.C.P. president

STATE OF ILLINOIS )  
                                  ) ss.  
COUNTY OF COOK )

I, Diane J. Wilkens, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lawrence Gerlach, the vice president of The Harlem Irving Companies, Inc., an Illinois corporation, the administrative manager of Halsted and Grace Development Partners LLC, an Illinois limited liability company, the manager of Halsted Grace Ventures LLC, an Illinois limited liability company, personally known to me, or proved to be on the basis of satisfactory evidence, to be the same person whose name is subscribed to the foregoing instrument as such vice president, appeared before me and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and seal this \_\_\_ day of December, 2012.

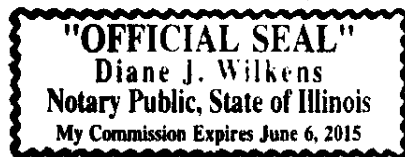
[Signature]

Notary Public

My commission expires:

June 6 2015

[Seal]



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State of Illinois

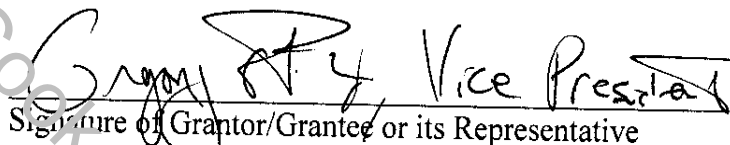
DEPARTMENT OF REVENUE

STATEMENT OF EXEMPTION  
UNDER

REAL ESTATE TRANSFER TAX LAW

I HEREBY DECLARE THAT THE ATTACHED Special Warranty Deed represents a transaction exempt under the provisions of Paragraph (e) Section 200/31-45 of the Real Estate Transfer Tax Law, 35 ILCS 200/31-1 et seq.

Dated this \_\_\_ day of December, 2012.

 Vice President  
Signature of Grantor/Grantee or its Representative

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## EXHIBIT A

### LEGAL DESCRIPTION OF REAL PROPERTY

1. COMMON ADDRESS: 3740 N Halsted Street, Chicago, IL 60613
2. TAX PARCEL ID NO.: 14-20-222-017-0000  
14-20-222-016-0000 (part of PIN)

3. LEGAL DESCRIPTION:

PARCEL 2: (PART OF P.I.N. 14-20-222-016-0000)

"PART OF DEVELOPMENT PARCEL"

THAT PART OF LOT "A" IN BISMARCK GARDENS CONSOLIDATION OF LOTS 1 TO 6 INCLUSIVE IN BRADLEY AND OTHERS SUBDIVISION OF THE NORTH 174 ½ FEET OF BLOCK 9 IN LAFLIN SMITH AND DYERS SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT THE 1.28 ACRES IN THE NORTHEAST CORNER) OF SECTION 20 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 1 TO 8 INCLUSIVE AND LOT "A" AND A STRIP OF LAND 15 FEET WIDE LYING WEST OF AND ADJOINING SAID LOTS 1 TO 6 INCLUSIVE AND EAST OF AND ADJOINING LOT 7 IN BURLEYS SUBDIVISION OF LOT 2 (EXCEPT THE NORTH 16 ½ FEET) AND LOT 3 (EXCEPT THE SOUTH 30 FEET) IN BRADLEY COOKSON AND BRADLEY'S SUBDIVISION OF BLOCK 9 AFORESAID WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT "A" WHICH IS 129.33 FEET NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT "A" (AND WHICH POINT IS ALSO 192.14 FEET EAST RECORD, 191.94' MEASURED, OF THE NORTHWEST CORNER OF SAID LOT "A") AND RUNNING THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 192.14 FEET RECORD, 191.94' MEASURED, TO THE WEST LINE OF SAID LOT "A"; THENCE SOUTH 00 DEGREES 04 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID LOT "A" FOR A DISTANCE OF 174.68 FEET RECORD, 174.50 FEET MEASURED, TO THE CORNER OF SAID LOT "A"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 227.51 FEET RECORD, 227.47 FEET MEASURED TO A POINT WHICH IS 94.00 FEET WEST OF THE EAST LINE OF SAID LOT "A"; THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS WEST ALONG A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 55.40 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 3.20 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS WEST ALONG A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 24.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 3.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS WEST ON A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 22.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 8.05 FEET; THENCE NORTH 00 DEGREE 08 MINUTES 09 SECONDS WEST ON A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 26.05 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 43.79 FEET RECORD, 43.18 FEET MEASURED; THENCE NORTH 00 DEGREE 08 MINUTES 09 SECONDS

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WEST ON A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 46.12 FEET RECORD, 46.05 FEET MEASURED, TO THE NORTH LINE OF SAID LOT "A" AND THE PLACE OF BEGINNING, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT "A" WHICH IS 129.33 FEET NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST OF THE NORTHEAST CORNER OF SAID LOT "A" (AND WHICH POINT IS ALSO 192.14 FEET EAST RECORD, 191.94' MEASURED, OF THE NORTHWEST CORNER OF SAID LOT "A") AND RUNNING THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 192.14 FEET RECORD, 191.94' MEASURED, TO THE WEST LINE OF SAID LOT "A"; THENCE SOUTH 00 DEGREES 04 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID LOT "A" FOR A DISTANCE OF 174.68 FEET RECORD, 174.50 FEET MEASURED, TO THE CORNER OF SAID LOT "A"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 47.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 58.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 21.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 94.00 FEET; THENCE SOUTH 65 DEGREES 21 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 9.81 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 8.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 18.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 8.00 FEET; THENCE NORTH 66 DEGREES 26 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 10.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 27.00 FEET TO A POINT IN A LINE 97.20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT "A"; THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS WEST ALONG A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 0.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 3.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS WEST ON A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 22.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 8.05 FEET; THENCE NORTH 00 DEGREE 08 MINUTES 09 SECONDS WEST ON A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 26.05 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON A STRAIGHT LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 43.79 FEET RECORD, 43.18 FEET MEASURED; THENCE NORTH 00 DEGREE 08 MINUTES 09 SECONDS WEST ON A STRAIGHT LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" FOR A DISTANCE OF 46.12 FEET RECORD, 46.05 FEET MEASURED, TO THE NORTH LINE OF SAID LOT "A" AND THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: (P.I.N. 14-20-222-017-0000)

"PART OF DEVELOPMENT PARCEL"

LOT "A" IN BISMARCK GARDENS CONSOLIDATION OF LOTS 1 TO 6 INCLUSIVE IN BRADLEY AND OTHERS SUBDIVISION OF THE NORTH 174 ½ FEET OF BLOCK 9 IN LAFLIN SMITH AND DYERS SUBDIVISION OF THE NORTHEAST QUARTER (EXCEPT THE 1.28 ACRES IN THE NORTHEAST CORNER) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 1 TO 8 INCLUSIVE AND LOT "A" AND A STRIP OF LAND 15 FEET WIDE LYING WEST OF AND ADJOINING SAID LOTS 1 TO 6 INCLUSIVE AND EAST OF AND ADJOINING LOT 7 IN BURLEYS SUBDIVISION OF LOT 2 (EXCEPT THE NORTH 16 ½ FEET) AND LOT 3 (EXCEPT THE SOUTH 30 FEET) IN BRADLEY, COOKSON AND BRADLEY'S SUBDIVISION OF BLOCK 9 AFORESAID WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT "A"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 321.15 FEET RECORD, 321.27 FEET MEASURED, ALONG THE NORTH LINE OF

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SAID LOT "A" TO THE NORTHWEST CORNER THEREOF, THENCE SOUTH 00 DEGREES 04 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID LOT "A" 174.68 FEET RECORD, 174.50 FEET MEASURED TO THE CORNER OF SAID LOT "A"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF LOT "A" AFORESAID 56.87 FEET RECORD, 56.90 FEET MEASURED TO A POINT ON THE WEST LINE OF LOT 8 IN SAID BURLEYS SUBDIVISION; THENCE SOUTH 00 DEGREES 05 MINUTES 04 SECONDS EAST ON THE LAST DESCRIBED LINE FOR A DISTANCE OF 151.72 FEET RECORD, 151.90 FEET MEASURED TO A POINT ON THE SOUTH LINE OF SAID LOT "A"; THENCE SOUTH 89 DEGREES 47 MINUTES 17 SECONDS EAST ON THE SAID SOUTH LINE FOR A DISTANCE OF 264.54 FEET RECORD, 264.71 FEET MEASURED TO THE SOUTHEAST CORNER OF SAID LOT "A"; THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS WEST ALONG THE EAST LINE OF LOT "A" AFORESAID FOR A DISTANCE OF 326.41 FEET RECORD, 327.28 FEET MEASURED TO THE NORTHEAST CORNER OF SAID LOT "A" AT THE PLACE OF BEGINNING; (EXCEPTING THEREFROM THAT PART OF SAID LOT "A", DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT "A"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 321.15 FEET RECORD, 321.27 FEET MEASURED ALONG THE NORTH LINE OF SAID LOT "A" TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 04 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID LOT "A" 174.68 FEET RECORD, 174.50 FEET MEASURED TO THE CORNER OF SAID LOT "A"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT "A" FOR A DISTANCE OF 227.51 FEET RECORD, 227.47 FEET MEASURED TO A POINT WHICH IS 94.00 FEET WEST OF THE EAST LINE OF SAID LOT "A"; THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT "A" 55.40 FEET TO A POINT ON A LINE WHICH RUNS FROM A POINT ON THE EAST LINE OF SAID LOT "A" 119.00 FEET SOUTH OF THE NORTHEAST CORNER THEREOF TO A POINT 97.20 FEET WEST OF THE LAST SAID EAST LINE AND 119.10 FEET SOUTH OF THE NORTH LINE OF SAID LOT "A"; THENCE NORTH 89 DEGREES 56 MINUTES 20 SECONDS EAST ON THE ABOVE LAST DESCRIBED LINE FOR A DISTANCE OF 94.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT "A"; THENCE NORTH 00 DEGREES 08 MINUTES 09 SECONDS WEST ON SAID EAST LINE FOR A DISTANCE OF 119.00 FEET TO THE NORTHEAST CORNER OF SAID LOT "A" AT THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Taxes for the years 2012 and subsequent years.
2. Ordinance Recorded as Document Number 0936229062 and subsequent related ordinances regarding Special Service Area Number 18.
3. Encroachment of Chainlink fence onto subject property by a maximum of 1.98 feet over the west line of parcel 3, as delineated on that certain ALTA/ACSM Land Title Survey by Bollinger, Lach & Associates, Inc. dated December 14, 2012.
4. Any lien, or right to a lien, for services, labor, material hereto or hereafter furnished, imposed by law and not shown by the public records.

Property of Cook County Clerk's Office



# 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 ILLINOIS.

Dated 12/20/12

SIGNATURE [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 20 (th) day of Dec, 2012.

Notary Public [Signature]



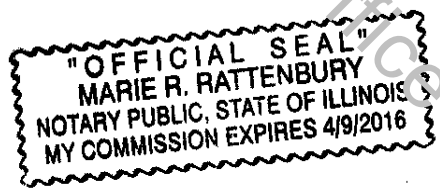
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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: 12/20/12

SIGNATURE [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 20 (th) day of Dec, 2012.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.