

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 1303218094 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/01/2013 02:56 PM Pg: 1 of 3

MAIL TO:

Michael M. Caron, Esq.
Lyon & Caron LLP
790 Estate Drive Suite 180
Deerfield, Illinois 60015

NAME & ADDRESS OF TAXPAYER:

73 W. Monroe LLC
1738 Chicago Avenue, No. 901
Evanston, Illinois 60201

RECORDER'S STAMP

THE GRANTOR, 73 West LLC, an Illinois limited liability company, whose principal place of business is 5005 West Touhy, Suite 200, Skokie, Illinois 60077, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to GRANTEE, 73 W. Monroe LLC, an Illinois limited liability company, whose principal place of business is 1738 Chicago Avenue, No. 901, Evanston, Illinois 60201, the following described real estate situated in the City of Chicago, State of Illinois, to wit:

The West 1/2 of Lot 2 in Block 120 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, also known as Lot 6 in County Clerk's Division of Block 120 aforesaid, in Cook County, Illinois.

Subject to: General taxes for 2012 and subsequent years not yet due and payable; the permitted exceptions attached hereto as Exhibit A and incorporated herein, acts done or suffered by or through Grantee, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD FOREVER.

Permanent Index Number: 17-16-212-007-0000

Property Address: 73 West Monroe Street, Chicago, Illinois 60603

Dated this 29th day of JANUARY, 2013.

73 West LLC

By: Clark Monroe Capital LLC, Manager

By: David M. Friedman, Manager (Seal)

Near North National Title
222 N. LaSalle
Chicago, IL 60601

5/21/13
JMM
28812110N

UNOFFICIAL COPY

State of Illinois
County of Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David M. Friedman, manager of Clark Monroe Capital LLC, manager of 73 West LLC, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

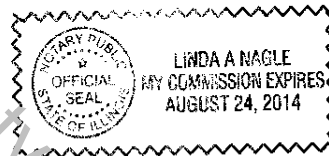
Given under my hand and notarial seal, this 29th day of JANUARY, 2013.

Linda A. Nagle

Notary Public

My commission expires on :

8/24/14



NAME AND ADDRESS OF PREPARER:

Linda A. Nagle, Esq.
5005 West Touhy Avenue, Suite 200
Skokie, Illinois 60077
847-679-7500
FAX 847-982-0490

REAL ESTATE TRANSFER	02/01/2013
CHICAGO:	\$41,812.50
CTA:	\$16,725.00
TOTAL:	\$58,537.50



17-16-212-007-0000 | 20130101605309 | B3CC06

REAL ESTATE TRANSFER	02/01/2013
COOK	\$2,787.50
ILLINOIS:	\$5,575.00
TOTAL:	\$8,362.50



17-16-212-007-0000 | 20130101605309 | U6PBDD

UNOFFICIAL COPY

EXHIBIT A PERMITTED EXCEPTIONS

1. The Land lies within the boundaries of Special Service Area No. 12 as disclosed by Ordinance recorded February 19, 1991 as Document 91075847 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
2. Easement over, across and upon the South 9 feet of premises in question for alley as opened by Ordinance of the Common Council of the City of Chicago passed in 1844.
3. Right and Easement to use and maintain the windows and other opening in Party Wall between the West ½ of the East ½ of Lot 2 in block 120 in School Section Addition aforesaid and the West ½ of Lot 2 Block 120 School Section Addition aforesaid, above the third floor level thereof, as the same now exists, said Easement shall continue so long as said party wall may stand unless and until Grantor shall elect to terminate the same in the manner provided in Grant from Italian Village Restaurant Company, a corporation of Illinois, dated December 19, 1951, as Document 15243205.
4. Matters disclosed by survey of the Land prepared by National Survey Service, Inc., Order Number N-126761, dated May 30, 2006 and revised October 31, 2012, as follows:
 - a. Encroachment of the brick building located mainly on the Land onto the public right of way South and adjoining by approximately 0.04 to 0.12 feet;
 - b. Adverse encroachment by 3-story brick building over the East line of the Land by 1.51 feet at the Southeast corner;
 - c. Encroachment by the building on the Land over the North line onto West Monroe Street by 0.36 feet;
 - d. Encroachment by the building on the Land over the West line by 0.07 feet;
 - e. Adverse encroachment by 13-story brick building over the West line of the Land at the Southwest corner by 0.07 feet; and
 - f. Encroachment by the overhead signs onto West Monroe Street by an undisclosed distance.
5. Restaurant Lease dated February 18, 2011 by and between 73 West LLC, an Illinois limited liability company, as Landlord, and Pret, 73 West Monroe, Inc., and Illinois corporation, as Tenant, for a term of fifteen years, with three extension options of five years each.