

UNOFFICIAL COPY

This instrument prepared by

Patricia B. Gregory, Esq.
Pachter, Gregory & Raffaldini, P.C.
790 Estate Drive, Suite 150
Deerfield, Illinois 60015

and after recording return to:

Stanley Romain
2660 Townsgate Road, Suite 610
Westlake Village California 91361



Doc#: 1304433110 Fee: \$50.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/13/2013 01:48 PM Pg: 1 of 7

(Save for Recorder's Inform)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 20th day of December, 2012 by **CAL PARTNERS LLC-SERIES II**, an Illinois series limited liability company, having an address of c/o Vequity, 1400 16th Street, Suite 175, Oak Brook, Illinois 60523 ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY to **4000 E. 106th ST., LLC**, an Illinois limited liability company, having an address of P.O. Box 4855, Thousand Oaks, California 91359 ("Grantee"), forever 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.

Common Street Address: 4000 East 106th Street
Chicago, Illinois

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantee, and to its successors and assigns in fee simple forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors that it has not done or suffered to be done, anything whereby the said premises hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it is lawfully seized of said real estate in fee simple; and that it has good right and lawful authority to sell and

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BOX 333-CT

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convey said real estate; and that it WILL WARRANT AND DEFEND, the title and quiet possession to said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, but none other, subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on and as of the date first above written.

CAL PARTNERS LLC-SERIES II, an Illinois series limited liability company

By: [Signature]
Name: Christopher Ilekis
Its: Manager

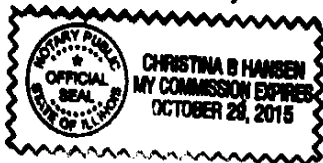
Property of Cook County Clerk's Office

STATE OF ILLINOIS)
)
COUNTY OF Lake)

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christopher Ilekis, the Manager of CAL PARTNERS LLC-SERIES II, an Illinois series limited liability company, is 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, and the voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th day of December, 2012.



[Signature]
Notary Public

My commission expires:

10-29-2015

REAL ESTATE TRANSFER	01/23/2013
CHICAGO:	\$16,035.00
CTA:	\$6,414.00
TOTAL:	\$22,449.00

26-08-408-022-0000 | 20121201604250 | Y43EP4

REAL ESTATE TRANSFER	01/23/2013
COOK	\$1,069.00
ILLINOIS:	\$2,138.00
TOTAL:	\$3,207.00

26-08-408-022-0000 | 20121201604250 | H2GEK2

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Exhibit A

Legal Description

PARCEL 1: LOTS 25 THROUGH 32 AND THE SOUTH 1/2 OF LOT 33, IN BLOCK 43 IN IRONWORKER'S ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF FRACTIONAL SECTION 8, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTHWESTERLY AND SOUTHEASTERLY VACATED PUBLIC ALLEY, 20 FEET WIDE, LYING NORTHEASTERLY OF AND ADJOINING THE NORTHEASTERLY LINE OF LOTS 25 AND 32 AND THE NORTHEASTERLY LINE OF THE SOUTH 1/2 OF LOT 33 AND LYING NORTHEASTERLY OF AND ADJOINING A LINE DRAWN FROM THE NORTHEASTERLY CORNER OF LOT 25 TO THE SOUTHEASTERLY CORNER OF LOT 32, ALL IN BLOCK 43 OF THE IRONWORKERS ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF FRACTIONAL SECTION 8, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: ALL THAT PART OF THE EAST AND WEST VACATED PUBLIC ALLEY, 14 FEET WIDE, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 25 TO 31, BOTH INCLUSIVE, AND LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 32; WHICH LIES WESTERLY OF A LINE DRAWN FROM THE NORTHEASTERLY CORNER OF LOT 25 TO THE SOUTHEASTERLY CORNER OF LOT 32 AND WHICH LIES EAST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 31 TO THE SOUTHWEST CORNER OF LOT 32 (SAID LINE BEING THE EAST LINE OF SOUTH AVENUE "B"); ALL IN BLOCK 43 OF THE IRONWORKERS ADDITION TO SOUTH CHICAGO, AFORESAID,

Property Index Numbers:

26-08-408-015-0000
 26-08-408-016-0000
 26-08-408-0170000
 26-08-408-018-0000
 26-08-408-019-0000
 26-08-408-020-0000
 26-08-408-021-0000
 26-08-408-022-0000
 26-08-408-029-0000

THE NORTHEASTERLY HALF OF PARCEL 2 ONLY
 IS ALSO AFFECTED BY THE FOLLOWING PINS:

26-08-408-003-0000
 26-08-408-004-0000
 26-08-408-005-0000
 26-08-408-006-0000
 26-08-408-007-0000

26-08-408-008-0000
 26-08-408-009-0000
 26-08-408-010-0000
 26-08-408-011-0000
 26-08-408-024-0000

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EXHIBIT B

PERMITTED TITLE
EXCEPTIONS

PAGE 10F3

1. TAXES FOR THE YEAR(S) 2012
2012 TAXES ARE NOT YET DUE OR PAYABLE.

- 1A. NOTE: 2011 FIRST INSTALLMENT WAS DUE MARCH 1, 2012 AND PAID
NOTE: 2011 FINAL INSTALLMENT WAS DUE AUGUST 1, 2012 AND PAID

26-08-408-003-0000
(AFFECTS NORTHEASTERLY HALF OF VACATED ALLEY AND OTHER PROPERTY)

26-08-408-004-0000
(AFFECTS NORTHEASTERLY HALF OF VACATED ALLEY AND OTHER PROPERTY)

26-08-408-005-0000
(AFFECTS NORTHEASTERLY HALF OF VACATED ALLEY AND OTHER PROPERTY)

26-08-408-006-0000
(AFFECTS NORTHEASTERLY HALF OF VACATED ALLEY AND OTHER PROPERTY)

26-08-408-007-0000
(AFFECTS NORTHEASTERLY HALF OF VACATED ALLEY AND OTHER PROPERTY)

26-08-408-008-0000
(AFFECTS NORTHEASTERLY HALF OF VACATED ALLEY AND OTHER PROPERTY)

26-08-408-009-0000
(AFFECTS NORTHEASTERLY HALF OF VACATED ALLEY AND OTHER PROPERTY)

26-08-408-010-0000
(AFFECTS NORTHEASTERLY HALF OF VACATED ALLEY AND OTHER PROPERTY)

26-08-408-011-0000
(AFFECTS NORTHEASTERLY HALF OF VACATED ALLEY AND OTHER PROPERTY)

26-08-408-015-0000

26-08-408-016-0000

26-08-408-017-0000

26-08-408-018-0000

26-08-408-019-0000

26-08-408-020-0000

26-08-408-021-0000

26-08-408-022-0000

26-08-408-024-0000
(AFFECTS NORTHEASTERLY HALF OF VACATED ALLEY AND OTHER PROPERTY)

26-08-408-029-0000.

2.

RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASE

3.

EASEMENTS IN FAVOR OF THE COMMONWEALTH EDISON COMPANY RESERVED BY THE
ORDINANCE OF VACATION RECORDED APRIL 21, 1998 AS DOCUMENT 98318906, AN
EASEMENT TO OPERATE, MAINTAIN, CONSTRUCT, REPLACE, AND RENEW OVERHEAD POLES,
WIRES AND ASSOCIATED EQUIPMENT AND UNDER GROUND CONDUIT, CABLES AND ASSOCIATED
EQUIPMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICAL ENERGY AND
TELEPHONIC AND ASSOCIATED SERVICES UNDER, OVER AND ALONG SAID PUBLIC ALLEYS AS
THEREIN VACATED, WITH THE RIGHT OF INGRESS AND EGRESS.
AS AMENDED BY RESERVATION OF EASEMENT RIGHTS BY COMMONWEALTH EDISON COMPANY IN
THE VACATED ALLEYS, BY DOCUMENTS RECORDED _____ AS DOCUMENT NUMBERS _____ AND

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EXHIBIT B

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4. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 0800326014, AFFECTING A PORTION OF THE LAND AND OTHER PROPERTY, AS DEPICTED ON EXHIBIT A ATTACHED THERETO.
5. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO THE FOLLOWING, AS CONTAINED IN THE DEED RECORDED NOVEMBER 20, 2000 AS DOCUMENT 00911893, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE:
- "THE PREMISES IMMEDIATELY ADJOINING THE SUBJECT PARCEL MAY NOT BE USED OR UTILIZED FOR ANY OF THE FOLLOWING PURPOSES: A FAST-FOOD RESTAURANT ESTABLISHMENT HAVING AS ITS MAIN MENU ITEM OR SUBSTANTIAL PORTION OF ITS MENU ITEMS, CHICKEN OR POULTRY PRODUCTS, REGARDLESS OF THE MANNER IN WHICH THEY ARE PREPARED OR SOLD."
- (AFFECTS THE NORTHEASTERLY 1/2 OF THE NORTHWESTERLY/SOUTHEASTERLY VACATED 20-FOOT WIDE ALLEY, LYING SOUTHWESTERLY OF LOTS 18 TO 22)
6. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING TO THE FOLLOWING, AS CONTAINED IN THE DEED RECORDED JANUARY 15, 2002 AS DOCUMENT 0020059155, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE:
- "THE PREMISES IMMEDIATELY ADJOINING THE SUBJECT PARCEL MAY NOT BE USED OR UTILIZED FOR ANY OF THE FOLLOWING PURPOSES: A FAST-FOOD RESTAURANT ESTABLISHMENT HAVING AS ITS MAIN MENU ITEM OR SUBSTANTIAL PORTION OF ITS MENU ITEMS, CHICKEN OR POULTRY PRODUCTS, REGARDLESS OF THE MANNER IN WHICH THEY ARE PREPARED OR SOLD."
- (AFFECTS THAT PORTION OF THE NORTHWESTERLY/SOUTHEASTERLY VACATED 20- FOOT WIDE ALLEY, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY OF LOTS 16 AND 17)
7. RIGHTS OF THE CITY OF CHICAGO IN SAID VACATED ALLEYS, FALLING OUTSIDE THE FOOTPRINT OF THE BRICK COMMERCIAL BUILDING DEPICTED ON THE PLAT OF SURVEY BY ATWELL, DATED _____, JOB NUMBER 12002043, FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER EXISTING FACILITIES.
8. GRANT OF EASEMENT RIGHTS TO ILLINOIS BELL TELEPHONE COMPANY D/B/A AT&T ILLINOIS, BY TERMINATION OF EXISTING UTILITY EASEMENT AND GRANT OF NEW UTILITY EASEMENT RECORDED _____ AS DOCUMENT NUMBER _____.
9. DECLARATION OF RESTRICTIONS AND EASEMENT RECORDED _____ AS DOCUMENT NUMBER _____.

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EXHIBIT B

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10. FENCE ENCROACHMENT ON THE NORTHERLY LINE OF PARCEL 1, AS DEPICTED ON THE PLAT OF SURVEY BY ATWELL, DATED _____, JOB NUMBER 12002043.
11. CABLE LINE ENCROACHMENT AS DEPICTED ON THE PLAT OF SURVEY, THE PLAT OF SURVEY MADE BY ATWELL, JOB NUMBER 12002043, AND DATED ~.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

Christopher Ilekis, being duly sworn on oath, states that

he resides at c/o CAL Partners LLC-Series II, 1400 16th St., Ste. 175, Oak Brook, IL 60523. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of 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.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.


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



 Christopher Ilekis

SUBSCRIBED and SWORN to before me

this 20th day of December, 2012.



Notary Public

