

UNOFFICIAL COPY



**PREPARED BY AND WHEN
RECORDED RETURN TO:**

Thomas G. Jaros, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

Doc#: 1310810027 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2013 12:11 PM Pg: 1 of 5

SEND FUTURE TAX BILLS TO:

CHICAGO PROPERTIES I, LLC
401 S. Main Street
Suite 300
Naperville, Illinois 60540

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

This Special Warranty Deed is made effective as of the 9th day of April, 2013 by the GRANTOR, **MP CATALYST, LLC**, an Illinois limited liability company, whose address is 401 S. Main Street, Suite 300, Naperville, Illinois 60540. GRANTOR, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, hereby CONVEYS and TRANSFERS to **CHICAGO PROPERTIES I, LLC**, a Delaware limited liability company, whose address is 401 S. Main Street, Suite 300, Naperville, Illinois 60540, all interest in the real estate legally described on **Exhibit A** attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the real estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on **Exhibit B**.

Common Addresses & PINs: See **Exhibit A**.

[Signatures begin on next page]

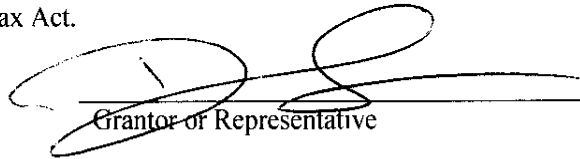
Box 400-CTCC

89/7376 Karen A. Yarbrough 1 of 5

UNOFFICIAL COPY

The undersigned hereby declares that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (E), Real Estate Transfer Tax Act.

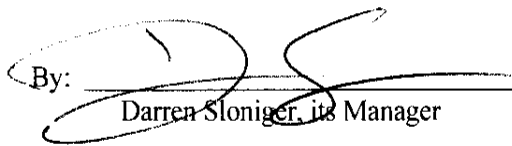
Date: March 14, 2013


Grantor or Representative

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date first set forth above.

GRANTOR:

MP CATALYST, LLC,
an Illinois limited liability company

By: 
Darren Sloniger, its Manager

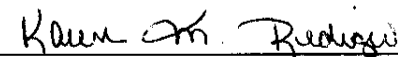
STATE OF ILLINOIS

COUNTY OF ~~COOK~~ DUPAGE

) ss.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Darren Sloniger, the Manager of **MP CATALYST, LLC**, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 14th day of March, 2013


Notary Public

My Commission Expires: 4/10/14

City of Chicago
Dept. of Finance
639636



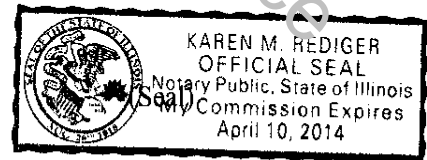
Real Estate
Transfer
Stamp

\$0.00

3/22/2013 13:42

dr00762

Batch 6,101,345



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 25 FEET 8 - 1/2 INCHES OF LOT 7 IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 7 (EXCEPT THE SOUTH 25 FEET 8 - 1/2 INCHES) IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 6 (EXCEPT THE NORTH 37.0 FEET THEREOF) IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 10 IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 75.00 FEET OF SAID LOT 10, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE EAST 75 FEET OF LOT 10 IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOT 6 EXCEPT THE SOUTH 38.67 FEET AND EXCEPT THE NORTH 1.25 FEET IN BLOCK 47, IN THE ORIGINAL TOWN OF CHICAGO, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO DESCRIBED AS:

THE NORTH 37 FEET OF LOT 6 (EXCEPT THE NORTH 15 INCHES THEREOF) IN BLOCK 47 IN THE ORIGINAL TOWN OF CHICAGO SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Addresses: 618 West Washington Street, Chicago, Illinois
630 West Washington Street Chicago, Illinois
123 North Des Plaines Street, Chicago, Illinois

PINS: 17-09-331-008-0000; 17-09-331-009-0000; 17-09-331-010-0000
17-09-331-011-0000; 17-09-331-012-0000; 17-09-331-013-0000

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. SECOND INSTALLMENT OF TAXES FOR YEAR 2012 AND SUBSEQUENT YEARS.
2. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING DATED JUNE 7, 2012 AND RECORDED JULY 12, 2012 AS DOCUMENT 1219412011 MADE BY MP CATALYST, LLC, TO HUNT ELP, LTD. TO SECURE A NOTE FOR \$9,800,000.00
3. ASSIGNMENT OF LEASES AND RENTS RECORDED JULY 12, 2012 AS DOCUMENT NO.1219412012 MADE BY MP CATALYST LLC TO HUNT ELP, LTD.
4. LEASE MADE BY THE CORNERSTONE GROUP 630, L.L.C. TO WALGREEN CO., AN ILLINOIS CORPORATION DATED AUGUST 2, 2006, A MEMORANDUM OF WHICH WAS RECORDED JANUARY 26, 2009 AS DOCUMENT NO. 0902633095, DEMISING THE LAND FOR A TERM OF YEARS BEGINNING DECEMBER 1, 2009 AND ENDING DECEMBER 31, 2083, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.
5. THE LAND LIES WITHIN THE BOUNDARIES OF SPECIAL SERVICE AREA NUMBER 12, AS DISCLOSED BY SUBSTITUTE ORDINANCE DATED FEBRUARY 9, 1991 AS DOCUMENT NUMBER 91075841.
6. RIGHTS OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND DISCLOSED BY CATCH BASINS LOCATED THROUGHOUT THE LAND SHOWN ON A SURVEY PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC., WITH A FIELD DATE OF NOVEMBER 13, 2012, AND LAST REVISED MARCH 20, 2013 ORDER NO. 06-74192.

County Clerk's Office

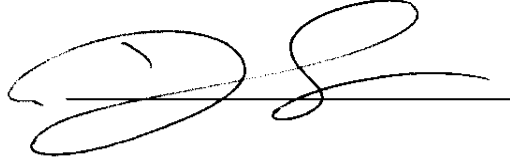
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 of Illinois.

GRANTOR OR AGENT:

Dated: April 9 2013



Subscribed and sworn to before me this 19 day of March, 2013

Karen M. Rediger
Notary Public

My Commission Expires: 4/10/14



The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

GRANTEE OR AGENT:

Dated: April 9 2013



Subscribed and sworn to before me this 19 day of March, 2013

Karen M. Rediger
Notary Public

My Commission Expires: 4/10/14



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE IDENTITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)