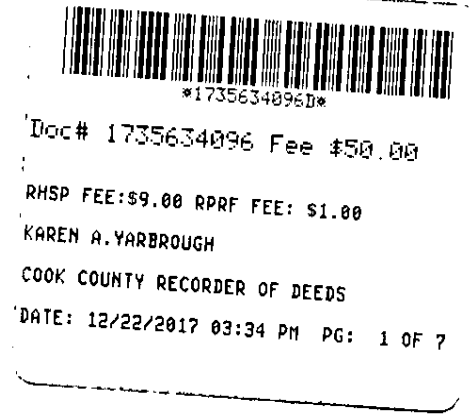


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THIS DOCUMENT PREPARED BY:
Kriss & Feuerstein LLP
360 Lexington Avenue, Suite 1200
New York, NY 10017
Attn: Harrison S. Kleinman, Esq.



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("*Deed*") is being executed and delivered by CLA COMM MAJOR LLC, an Illinois limited liability company ("*Grantor*"), whose address is 14332 110th Avenue, Jamaica, NY 11435, in favor of WHITECAP LOFTS, LLC, an Illinois limited liability company ("*Grantee*"), whose address is 4218 NE 2nd Avenue, 2nd Floor, Miami, FL 33137.

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE and CONVEY to Grantee, subject only to the Permitted Encumbrances annexed hereto as Exhibit B, the real estate situated in the City of Chicago, County of Cook, the State of Illinois, that is legally described on Exhibit A attached hereto and made a part hereof, and known commonly as:

Address of Real Estate: 1819 North Major Avenue, Chicago, Illinois 60639.

Permanent Real Estate Index Number(s): 13-32-400-062-0000; 13-32-400-063-0000; and 13-32-400-068-000

together with all of Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way 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, either in law or equity, of, in and to the above described real estate (collectively, the "*Property*").

Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors and assigns that, except for and subject to the Permitted Encumbrances: (i) it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, and (ii) it will warrant and defend said Property hereby granted against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

WELTY NATIONAL TITLE

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Exhibit "A"

Legal Description

That part of Lots 1 and 2 in Keeney Industrial District (being an owners' division) in the Southeast quarter of Section 32, Township 40 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at a point on a line drawn parallel with and 859.34 feet East of the West line of Lot 3 in said Keeney Industrial District (said West line of Lot 3 being the East line of Monitor Avenue), said point being 41.0 feet South of the North line of said Lot 2; thence South 89 degrees 44 minutes 54 seconds East (assumed bearing), parallel with the North line of said Lot 2, 47.90 feet; thence South 0 degrees 09 minutes 29 seconds East, 10.0 feet; thence South 89 degrees 44 minutes 54 seconds East, 188.75 feet; thence South 0 degrees 15 minutes 02 seconds West, 66.0 feet; thence North 89 degrees 44 minutes 55 seconds West, 0.45 feet; thence South 0 degrees 12 minutes 18 seconds West, 129.52 feet for a place of beginning; thence South 0 degrees 12 minutes 18 seconds West, 41.76 feet; thence North 89 degrees 54 minutes 03 seconds East, 98.42 feet; thence South 0 degrees 05 minutes 57 seconds East, 153.53 feet; thence North 89 degrees 42 minutes 00 seconds West, 147.10 feet; thence South 0 degrees 05 minutes 57 seconds East, 156.05 feet to a point on a line 165.78 feet North of the South line of said Lot 1; thence North 89 degrees 42 minutes 47 seconds West, 87.77 feet to a point on the East line of an easement for a private street per Document No. 13682555; thence North 0 degrees 09 minutes 29 seconds West, along said East line, 326.18 feet; thence North 89 degrees 50 minutes 31 seconds East, 0.8 feet; thence North 0 degrees 05 minutes 57 seconds West, 23.73 feet; thence North 89 degrees 54 minutes 03 seconds East, 136.15 feet to the place of beginning, in Cook County, Illinois.

Parcel 2:

Non-exclusive easement for the benefit of Fee Simple Economy 1 Parcel for private street 50 feet in width, commonly known as North Major Avenue, as set forth in deeds recorded as Documents No. 12417835, 13655073, 13933934 and, particularly, 16716054, which said private street extends over the premises described as follows:

A strip of land 50 feet wide in said Lot 2 of Keeney Industrial District, the center line of said 50 foot strip commencing at a point in a line 932.24 feet East of the and parallel to the West line of Lots 3 and 4 in said Keeney Industrial District, which said point is 643.07 feet North of the South line of said Lot 2 and running thence South along said parallel line 643.07 feet, more or less, to the South line of said Lot 2, and connects with Bloomingdale Avenue.

Parcel 3:

That part of Lots 1 and 2 in Keeney Industrial District (being an owners' division) in the Southeast quarter of Section 32, Township 40 North, Range 13 East of the Third Principal Meridian, described as follows:

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Commencing at a point on a line drawn parallel with and 859.34 feet East of the West line of Lot 3 in said Keeney Industrial District (said West line of Lot 3 being the East line of Monitor Avenue), said point being 41.0 feet South of the North line of said Lot 2; thence South 89 degrees 44 minutes 54 seconds East (assumed bearing), parallel with the North line of said Lot 2, 47.90 feet; thence South 0 degrees 09 minutes 29 seconds East, 10.0 feet; thence South 89 degrees 44 minutes 54 seconds East, 188.75 feet; thence South 0 degrees 15 minutes 02 seconds West, 66.0 feet; thence North 89 degrees 44 minutes 55 seconds West, 0.45 feet; thence South 0 degrees 12 minutes 18 seconds West, 129.52 feet; thence South 0 degrees 12 minutes 19 seconds West, 41.96 feet; thence North 89 degrees 54 minutes 03 seconds East, 98.42 feet; thence South 0 degrees 05 minutes 57 seconds East, 153.53 feet; thence North 89 degrees 42 minutes 00 seconds West, 147.10 feet for a point of beginning; thence South 89 degrees 42 minutes 00 seconds East, 492.25 feet to a point on the East line of said Lot 1; thence South 0 degrees 14 minutes 39 seconds East along the East line of said Lot 1, 155.94 feet to a point that is 165.78 feet North of the South line of said Lot 1; thence North 89 degrees 42 minutes 47 seconds West, parallel with the South line of said Lot 1, 492.64 feet; thence North 0 degrees 05 minutes 57 seconds West, 156.05 feet to the point of beginning, in Cook County, Illinois.

Parcel 4:

Sprinkler Easement:

Non-exclusive easement for the benefit of Economy 1 Parcel and Economy 2 Parcel for maintenance, operation and improvement of the Sprinkler/Fire Attenuation System as created by the Sprinkler Maintenance Agreement between Kolmar/Goldstein Family Limited Partnership and 1819 N. major LLC recorded September 29, 2006 as Document No. 0627231087 and the amendment thereto with P & E Commercial Properties, LLC, recorded August 15, 2007 as Document No. 0722722028 and the second amendment thereto with Economy, Inc. recorded September 7, 2007 as Document No. 0725031049.

Parcel 5:

Economy Parking Area:

That part of Lots 2 and 3 in Keeney Industrial District (being an owners' division) in the Southeast quarter of Section 32, Township 40 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at a point on a line drawn parallel with and 859.34 feet East of the West line of Lot 3 in said Keeney Industrial District (said West line of Lot 3 being the East line of Monitor Avenue) said point being 41.0 feet South of the North line of said Lot 2; thence South 0 degrees 13 minutes 46 seconds West, 13.45 feet; thence North 89 degrees 44 minutes 26 seconds West, 353.12 feet for a point of beginning; thence South 0 degrees 16 minutes 55 seconds West, 16.0 feet; thence South 89 degrees 43 minutes 05 seconds East, 230.25 feet; thence South 0 degrees 16 minutes 55 seconds West, 113.01 feet; thence North 89 degrees 43 minutes 18 seconds West, 250.52 feet; thence North 75 degrees 08 minutes 25 seconds West, 64.35 feet; thence North 69 degrees 45 minutes 08 seconds West, 82.52 feet; thence South 51 degrees 40 minutes 28 seconds West, 34.93 feet; thence northwesterly along a curve to the right, having a radius of 485.52 feet, an arc length of 89.41 feet; thence North 41 degrees 03 minutes 20 seconds East, 34.0 feet; thence North 5 degrees 29 minutes 04 seconds East, 16.39 feet; thence South 89 degrees 44 minutes 26 seconds East, 225.71 feet to the point of beginning, in Cook County, Illinois.

Excepting therefrom Parcel 5 that part of the land conveyed to Kolmar/Goldstein Family Limited Partnership by Quit Claim Deed recorded March 17, 2009 as document no. 0907629025.

Parcel 6:

Easement for access from Parcel 1 and Parcel 3 to Parcel 5 as created by Easement Agreement between Kolmar/Goldstein Family Limited Partnership and Economy, Inc. recorded September 7, 2007 as Document No. 0725031050.

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Exhibit "B"

Permitted Exceptions

Part One:

1. Right or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the "Minimum Standards of Practice," 68 III. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/ACSM land title survey standards for commercial/industrial property.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, liens, pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.

Part Two:

1. Order of Permanent Injunction entered in Circuit Court of Cook County in Case No. 11 M1 402475
2. Easements, reservations and covenants contained in deed recorded January 12, 1921 as Document No. 7036508 to White Cap Company, dated September 29, 1939 and recorded January 3, 1940 as Document No. 12417835.
3. Party wall rights of the owners of the property North and adjoining, and any and all possible rights and obligations relating thereto.

Terms of agreement establishing party wall-on conveyance of adjoining premises, between Kolmar/Goldstein Family Limited Partnership and 1819 N. Major LLC recorded September 29, 2006 as Document No. 0627231088 and Economy, Inc. recorded September 7, 2007 as Document No. 0725031052.

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4. Non-exclusive easement for the benefit of certain premises North and adjoining for ingress, egress and loading and unloading of vehicles and pedestrians over and across the following "Loading Dock Parcel", as created by the Loading Dock Easement Agreement between Kolmar/Goldstein Family Limited Partnership and 1819 N. Major LLC recorded September 29, 2006 as Document No. 0627231085.

That part of Lots 1 and 2 in Keeney Industrial District (being an owners division) in the Southeast quarter of Section 32, Township 40 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at a point on a line drawn parallel with and 859.34 feet East of the West line of Lot 3 in said Keeney Industrial District (said West line of Lot 3 being the East line of Monitor Avenue), said point being 41.0 feet South of the North line of said Lot 2; thence South 89 degrees 44 minutes 54 seconds East (assumed bearing) parallel with the North line of said Lot 2, 47.90 feet; thence South 0 degrees 09 minutes 29 seconds East, 10.0 feet; thence South 89 degrees 44 minutes 54 seconds East, 188.75 feet; thence South 0 degrees 15 minutes 02 seconds West, 66.0 feet; thence North 89 degrees 44 minutes 55 seconds West, 0.45 feet; thence South 0 degrees 12 minutes 18 seconds West, 129.52 feet for a point of beginning; thence continuing South 0 degrees 12 minutes 18 seconds West, 41.96 feet; thence South 89 degrees 54 minutes 03 seconds West, 135.93 feet; thence North 0 degrees 05 minutes 57 seconds West, 41.96 feet; thence South 89 degrees 54 minutes 07 seconds East, 136.15 feet to the point of beginning, in Cook County, Illinois.

Affects Parcel 1

5. Perpetual easement over the East 33.00 feet of Lot 1 for private street, as contained in and created by the deed from John S. Phipps and others, as Trustees of the Phipps Industrial Land Trust, to Caine Steel Co., dated July 25, 1951 and recorded September 27, 1951 as Document No. 15179304; also contained in deed dated June 2, 1953 and recorded September 21, 1953 as Document No. 15724372.

Affects Parcel 2

6. Covenants and agreements contained in the deed from John S. Phipps and others, as trustees of the Phipps Industrial Land Trust, to Caine Steel Co., dated July 25, 1951 and recorded September 27, 1951 as Document No. 15179304 relating to the sharing of expenses, repair, maintenance and upkeep of the private street.

Also contained in deed dated June 2, 1953 and recorded September 21, 1953 as Document No. 15724372.

Affects Parcel 2

Reservation by the grantors, unto themselves, their respective successors and assigns, of the right to construct and maintain sewers, water mains, gas mains and other pipes and conduits with necessary appurtenances thereto; poles, wires and other fixtures for telephone, electric, light and power purposes; sidewalks and street paving and such other improvements as they may from time to time deem wise and proper to make; over, under and across the real estate reserved for a private street contained in the deed from John S. Phipps and others, as trustees of the Phipps Industrial Land Trust, to Caine Steel Co., dated July 25, 1951 and recorded September 27, 1951 as Document No. 15179304.

Affects Parcel 2

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7. Easement reserved by the trustees of the Phipps Industrial Land Trust in the private street located in the East 33.00 feet of Parcel 2 and other property of the right to construct *and* maintain sewers, water mains, gas mains and other pipes and conduits with the necessary appurtenances thereto, poles, wires and other fixtures for telephone, electric, light and power purposes, sidewalks and street paving and to turn over the City of Chicago any water mains, or sewer lines that may be laid in said private street, by John S. Phipps and others, as trustees of the Phipps Industrial Land Trust, to Caine Steel Co., dated July 25, 1951 and recorded September 27, 1951 as Document No. 15179304 conveying part of the land and other property not now in question and also reserved in deed by said trustees to same grantee recorded September 21, 1953 as Document No. 15724372, conveying land.

Affects Parcel 2

8. Easement in favor of Peoples Gas, Light and Coke Company, and its 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 March 28, 1932 as Document No. 11064871, affecting the North 8.00 feet of the South 214.00 feet of the East 33.00 feet of Lot 1. and in the portion of the land falling within the West 7.00 feet of the East 33.00 feet of the North 508.44 feet of the South 722.44 feet of Lot 1.

Affects Parcel 2

9. Terms and provisions of the environmental no further remediation letter (IEPA) recorded November 16, 2006 as Document No. 0632031050.

Affects this and other property

10. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.

11. Terms, conditions and provisions of the document creating the easement described in Legal Description, together with the rights of the adjoining owners in and to the concurrent use of said easement.

1.2. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

13. Any lien or right to lien for services, labor, or materials heretofore or hereafter furnished for tenant improvements.