c97364 WARRANTY DEED Statutory (ILLINOIS) (Corporation to Limited Liability Company)

THE GRANTOR, LINCOLN LOFTS INC., an Illinois corporation, a corporation exeated and existing under virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 DOLLARS and pursuant to proper authority of said conporation, CONVEYS AND WARRANTS to:

96672709

.A DEPT-01 RECORDING

\$33.5ú

- T#7777 TRAN 8780 09/03/96 15:49:00
- \$7659 ; LM *-96-672709
- COOK COUNTY RECORDER
 - . DEPT-Of RECORDING

\$33.50

- T#7777 TRAN 8780 09/03/96 15:48:00
- \$7659 \$ LM *-96-672709
- COOK COUNTY RECURDER

IMPERIAL LINCOLN LOTE RETAIL, L.L.C., an Illinois limited liability company

having its principal office at 4/47 Pherson Avenue. Chicago, Illinois 60646 the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

See Exhibit A stached hereto and made a part hereof.

In Witness Whereof, Grantor has caused its name to be signed to these presents by its President and attested this 3rd day of September, 1996.

		LINCOLN LOFTS, INC.,	an Illinois corporation	
Exampt under provisions of Par Real Estate Transfer Tex Act.	1	By: Alfred MY	leirment	
Dule James Bayer, Solor,	g Representative 2	Alfried M. Klairmo	96672:09	
STATE OF ILLINOIS	\$5.	April 1	**************************************	
COUNTY OF COOK	1	14	.0	
M. Klairmont, personally known to known to me to be the same person person and severally acknowledged free and voluntary act, and as the fi	o me to be the President of whose name is subscribed that as such President sign	of Lincoln Lofts, Inc., an II and to the foregoing instrument and delivered the said ins	nt, appeared vefore me this d trument to proper authority as	nally ay io their
forth.	2.1			
Given under my hand and official seal, this 317 day of September 1996.				
Commission expires:	. 199	HOTALLIA A	mocos	

This instrument was prepared by Alan B. Roth, 225 W. Wacker Drive, Suite 2600, Chicago, Illinois 60606

MAIL TO:

Alan B. Roth 225 W. Wacker Drive, Suite 2600 Chicago, Illinois 60606

"OFFICIAL SEAL" PATRICIA T. MOROZ Notary Public, State of Illinois My Commission Expires June 24, 199)

DEAFT 08/29/96 15:35

Property of Cook County Clerk's Office

80432998

EXHIBIT A

LEGAL DESCRIPTION OF COMMERCIAL PARCEL

PARCEL 1 / BULLING #1 : COMMERCIAL AREA

LOTS 3 AND 4. TAKEN AS A TRACT IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND ; , AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTH-WEST 1/4 OF SECTION 29, TOWNSTIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING 17.60 FEET ABOVE HORIZONTAL PLANT AND 30.74 FEET BELOW HORIZONTAL PLANE, CITY OF CHICAGO DATUM, AND AT THE MORTHWEST CORNER OF SAID LOT 3; THENCE EAST ALONG THE WORTH LINE OF SAID LOTS 3 AND 4 AND ALONG THE SOUTH LINE OF WEST BELMONT AVENUE, A DISTANCE OF 48.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH AT RIGHT ANGLE ALONG THE EAST LINE OF SAID LOT 4. A DESTANCE OF 66.71 FEET TO A POINT: THEMCE SOUTHWESTERLY FORMING AN ANGLE OF 135 DEGREES 19 MINUTES 53 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 59.16 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINES OF LOTS 3 AND 4 AND ALONG THE EASTERLY LINE OF NORTH LINCOLN AVENUE FORMING AN ANGLE OF 89 DEGREES 46 MINUTES 14 SECONDS TO THE LEFT OF THE LASIN DESCRIBED COURSE, A DISTANCE OF 48.() FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH-EASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 3, FOR TING AN ANGLE OF 90 DECREES 09 MINUTES 46 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 3 .20 FEET TO A POINT; THENCE NORTH FORMING AN ANGLE OF 224 DEGREES 46 MINU ES 07 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 47.06 FEET, TO THE POINT OF BEGINNING, (EXCEPT THEREPROM THAT FART DESCRIBED AS FOLLOWS : COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3 IN SAID SUBDIVISION; THENCE EAST ADDRESS.

DISTANCE OF 2.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUENCE THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 5.00 FEET TO A POINT; THENCE WEST

SOUTH AT RIGHT ANGLES, A DISTANCE OF 6.67 FEET TO A POINT; THENCE WEST AT RIGHT ANGLE A DISTANCE OF 1.72 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES A DISTANCE OF 9.82 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES, A DISTANCE OF 4.48 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES A DISTANCE OF 1.82 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES, A DISTANCE OF 3.69 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES, A DISTANCE OF 1.95 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES, A DISTANCE OF 1.95 THE POINT OF B GINNING), IN COOK COUNTY, ILLINOIS.

EXHIBIT A

LEGAL DESCRIPTION OF COMMERCIAL PARCEL - PAGE 2

PARCEL 2 BUILDING # 2 : COMMERCIAL AREA

LOTS 5 TEROUGH 9, BOTH INCLUSIVE, TAKEN AS A TRACT IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS : FEGINNING 17,60 FEET ABOVE HORIZONTAL PLANE AND 34.45 FEET BELOW HORIZONTAL PLANE, CITY OF CHICAGO DATUM AND AT THE NORTH-WEST CORNER OF SAID LOT 5, THENCE EAST ALONG THE SOUTH LINE OF SAID LOTS 5, 6, 7 AND ALONG THE SCUIN LINEOF WEST BELMONT AVENUE, A DISTANCE OF 72.00 FEET TO THE NORTHEAST COMMER OF SAID LOT 7: THENCE SOUTH FORMING AN ANGLE OF 90 DEGREES 33 MINUTES 23 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 98.52 FEET 10 A POINT; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 1 FORMING AN ANGLE OF 245 DEGREES 31 MINUTES 54 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 24.80 FEET TO THE SOUTHEASTERLY CORNET OF SAID LOT 9; THENCE SOUTH-WESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9 FORMING AN ANGLE OF 68 DEGREES 59 MINUTES 15 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 97.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 5, 6, 8 AND 9 AND ALONG THE EASTERLY LINE OF NORTH LINCOLN AVENUE FORMING AN ANGLE OF 90. DEGREES OI MINUTE 35 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 97.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 5 FORMING AN ANGLE OF 90 DEGREES 13 MINUTES 46 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 59.16 FEET TO A POINT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 5 FORMING AN ANGLE OF 224 DEGREES 40 MINUTES OF SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 66.71 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 78.29 FERT TO THE POINT OF BEGINNING; THENCE SOUTH CONTINUING ALONG THE EAST LINE OF SAID LOT 7 A DISTANCE OF 4.02 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 17.67 FEET TO A POINT; THENCE NORTH AT RIGHT AMGLES, A DISTANCE OF 4.02 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES A DISTANCE OF 17.67 FEET TO THE POINT OF BEGIN-S6672:09 NING) , IN COOK COUNTY, ILLINOIS.

EXHIBIT A

LEGAL DESCRIPTION OF COMMERCIAL PARCEL - PAGE 3

PARCEL 3 / BUILDING # 3 ; COMMERCIAL AREA

LOTS 10 AND 11 TAKEN AS A TRACT IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 1, 2, 3, 4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTH-WEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRIN-CIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING 17.60 FEET ABOVE HORIZONTAL PLANE AND 49.84 FEET BELOW HORIZONTAL PLANE, CITY OF CHICAGO DATUM, AND AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH-EASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOTS 10 AND 11 A DISTANCE OF 53.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 68 DEGREES 58 MINUTES 12 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE. A DISTANCE OF 116.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11.; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 10 AND 11 AND ALONG THE EASTERLY LINE OF NORTH LINCOLN AVENUE FORMING AN ANGLE OF 90 DEGREES 02 MINUTES 38 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 10; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 10 FORMING AN ANGLE OF 89 DEGREES 58 MINUTES 25 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 97.01 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED ENTRANCE PARCEI: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 11; THENCE NORTHWESTELLY ALONG THE NORTHEASTERLY LINE OF NORTH LINCOLN AVENUE, A DISTANCE OF 3.03 FEFT TO THE POINT OF BEGINNING OF SAID ENTRANCE PARCEL HEREIN DESCRIBED; THENCE NORTHEASTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT, A DISTANCE OF 16.97 FEET TO A POINT; THENCE NORTH-WESTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 1.83 FEET TO A POINT; THENCE NORTHEASTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 15.90 FEET TO A POINT; THENCE NORTHWESTERLY FORMING IN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 3.00 FEET TO A POINT: THENCE NORTHEASTERLY FORMING AN ANGLE OF 136 DEGREES 26 MINUTES 19 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 22.16 FEET TO A POINT; THENCE NORTHEASTERLY FORMING AN ANGLE OF 133 DEGREES 33 MINUTES 41 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 32.63 FRET TO A POINT; THENCE SOUTHEASTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 8.00 FEET TO A POINT; THENCE NORTHEASTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COUNSE, A DISTANCE OF 16.00 FEET TO A POINT; THENCE NORTHWESTERLY FORMING AN ANGLE OF 270 DEGREES T) THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 22.50 FEET TO A POINT; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 16.61 FEET TO A POINT; THENCE SOUTHLASTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 5.14 FEET TO A POINT; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 56.10 FEET TO A POINT; THENCE NORTHWESTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 2.40 FEET TO A POINT; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 15.90 FEET TO A POINT; THENCE NORTHWESTERL) FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LE COURSE, A DISTANCE OF 3.50 FEET TO A POINT; THENCE SOUTHWESTERLY FORMER OF

EXHIBIT A

LEGAL DESCRIPTION OF COMMERCIAL PARCEL - PAGE 4

ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 6.41 FEET TO A POINT; THENCE SOUTHEASTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 1.70 FEET TO A POINT; THENCE SOUTHWESTERLY FORMING AN ANGLE OF 90 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 4.56 FEET TO A POINT; THENCE SOUTHEASTERLY FORMING AN ANGLE OF 270 DEGREES TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTANCE OF 20.30 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 4 / BUILDING # 4 : COMMERCIAL AREA

LOTS 12 AND 13 TAKE! AS A TRACT IN JOHN P. ALTGELD'S SUBDIVISION OF-BLOCKS 1, 2, 3, 4 AND 1 UND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING 17.60 FEET ABOVE HORIZONTAL PLANE AND 34.42 FEET BELOW HORIZONTAL PLANE, CITY OF CHICAGO DATUM, AND AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTHE STURLY ALONG THE NORTHEASTERLY LINE OF SAID LOTS 12 AND 13, A DISTANCE OF 52.65 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 13, THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 13, FORMING AN ANGLE OF 68 DECASES 57 MINUTES OF SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE, A DISTINCE OF 135.06 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 13; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF NORTH LINCOLN AVENUE FORMIN; A! ANGLE OF 90 DEGREES 03 MINUTES 43 SECONDS TO THE LEFT OF THE LAST DESCRIPED COURSE, A DISTANCE OF 49.10 FEET TO THE NORTHWESTERLY CORNER OF SAID LOWIZ: THENCE NORTH-EASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 12 FOR ING AN ANGLE OF 89 DEGREES 57 MINUTES 22 SECONDS TO THE LEFT OF THE LAST DESCRIBED COURSE A DISTANCE OF 116.20 FEET TO THE POINT OF BEGINNING, IN COCK COUNTY, ILLINOIS. Tico

COMMONLY KNOWN AS:

3151 NORTH LINCOLN AVENUE, CHICAGO, IL

60657

PERMANENT INDEX NOS:

14-29-100-002, 14-29-100-003, 14-29-100-004, and

14-29-100-005

EXHIBIT A - PAGE 5

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Covenants, Conditions, Restrictions and Easements, and Grantor reserves the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

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- current non-delinquent real estate taxes and taxes for subsequent years;
- 2. the Declaration of Covenants, Conditions, Restrictions and Easements;
- 3. public, private and utility easements;
- 4. covenants, conditions, restrictions of record; applicable zoning and building laws, ordinances and restrictions;
- 5. applicable zaning and huilding laws, ordinances and restrictions;
- 6. roads and highways, if any;
- 7. acts done or suffred by the Grantee; and

Commonly Known As:

3151 North Lincoln Avenue, Chicago, Illinois 60657

Permanent Index Nos:

in 100-th 14-29-100-002, 14-29-100-003, 14-29-100-004, and 14-29-100-005

-3-

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 of Illinois.

`O ₄
Dated: Neptember 3, 1996.
Signature: Sill. (afformer)
Erantor or Agent
Ox dans
SUBSCRIBED AND SWORN to before me this 310 day of Store Well 1996.
Patricia of Moeox
gooden and at any Public
My Commission Expires: "OFFICIAL SEAL"
PATRICIA I. MOROZ
Notary Public, State of Alegais
My Commission Expires June 27, 7,99
hammen and
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of tereficial interest in

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of bereficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business of 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 lews of the State of Illinois.

Dated: <u>Septembel 3</u>, 1996.

Signature: 5M.

alky

SUBSCRIBED AND SWORN to before me this 30 day of 1996.

September.

My Commission Expires:

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"OFFICIAL SEAL"

PATRICIA T. MOROZ Notary Public, State of Illinois My Commission Expires June 24, 1997 96672709