

UNOFFICIAL COPY

99269157

1297/0070 98 001 Page 1 of 7
1999-03-19 15:26:24
Cook County Recorder 33.00



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of this 18th day of March, 1999, between THE ROYAL GROUP L.L.C. (also known as The Royal Group, L.L.C.), a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and ROYAL GEORGE, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware, with an address at c/o Reading Entertainment, Inc., One Penn Square West, 30 South 15th Street, Philadelphia, Pennsylvania 19102, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A, attached hereto.

Together with all right, title and interest of the party of the first part in and to all buildings, improvements, structures and fixtures on or belonging to the above-described real estate, and in and to any streets, alleys and other public ways adjacent thereto, and all and singular the hereditaments and appurtenances thereunto belonging, or in any wise 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, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that party of the first part WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the permitted exceptions set forth on Exhibit B attached hereto.

This instrument may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

Permanent Real Estate Number: See Exhibit A, attached hereto.
Address of real estate: See Exhibit A, attached hereto.

188
+ mail

City of Chicago
Dept. of Revenue
200654
03/19/1999 14:57 Batch 1549 27



Real Estate
Transfer Stamp
\$15,000.00

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year last above written.

THE ROYAL GROUP L.L.C.,
an Illinois limited liability company

By: Jujameyn Theaters Corporation,
a Minnesota corporation, a member

By: *Rocco Landerman*
Name: ROCCO LANDESMAN
Title: PRESIDENT AND EXECUTIVE

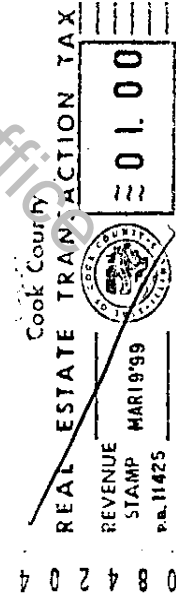
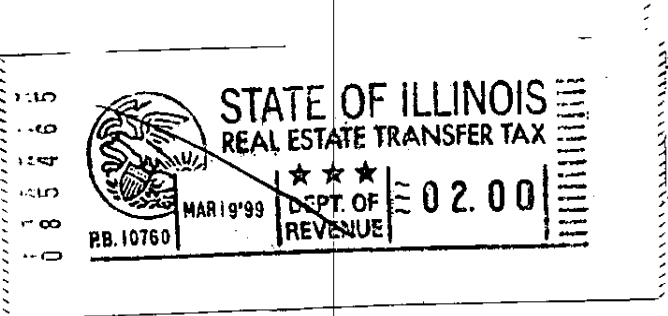
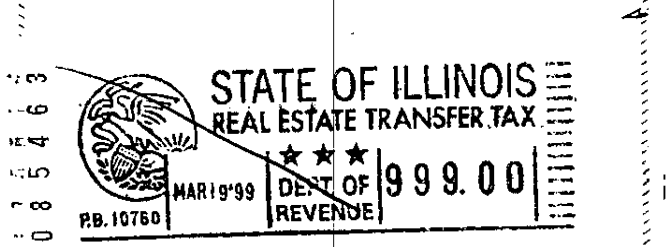
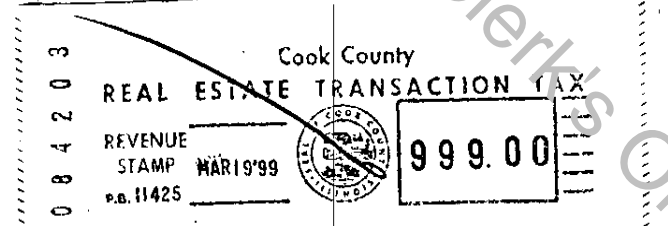
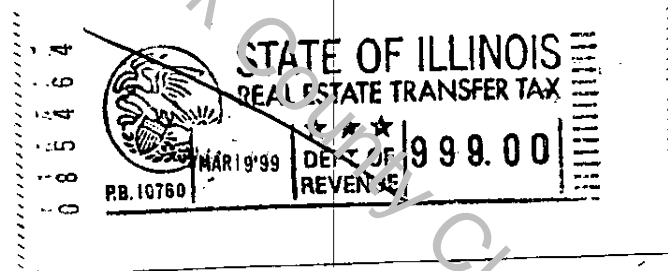
By: Perkins Theatres, Inc.,
an Illinois corporation, a member

By: _____
Name: Robert G. Perkins
Title: President

Property of Cook County Clerk's Office

This instrument prepared by:

S. Jay Novatney
Latham & Watkins
5800 Sears Tower
Chicago, Illinois 60606



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ACKNOWLEDGMENT

99269157

STATE OF New York)
COUNTY OF Westchester)

SS:

I, Eric J. Sobel, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Rocchiano Germany personally known to me to be the President of Jujameyn Theaters Corporation, a Minnesota corporation, as a member of The Royal Group L.L.C., an Illinois limited liability company, and 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 as such officer, such individual signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of March, 1999.

Eric J. Sobel
Notary Public

Commission expires 6/30/99.

ERIC J. SOBEL
Notary Public, State of New York
No. 4698859
Registered in Westchester County
Commission Expires June 30, 1999

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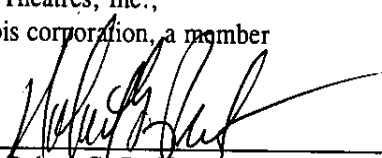
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year last above written.

THE ROYAL GROUP L.L.C.,
an Illinois limited liability company

By: Jujamcyn Theaters Corporation,
a Minnesota corporation, a member

By: _____
Name: _____
Title: _____

By: Perkins Theatres, Inc.,
an Illinois corporation, a member

By: 
Name: Robert G. Perkins
Title: President

This instrument prepared by:

S. Jay Novatney
Latham & Watkins
5800 Sears Tower
Chicago, Illinois 60606

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ACKNOWLEDGEMENT

99269157

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Tella Therese Roberts, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Robert G. Perkins, personally known to me to be the President of Perkins Theatres, Inc., an Illinois corporation, as a member of The Royal Group L.L.C., an Illinois limited liability company, and 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 as such officer, such individual signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of March, 1999.

Tella Therese Roberts
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

Robert Blacher
Alzheimer & Gray
10 S. Wacker, Suite 3800
Chicago, IL 60606



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EXHIBIT A

99269157

Legal Description

LOT 53 (EXCEPT THE SOUTH 6 FEET THEREOF) AND LOTS 54, 55, 56, 57, 58, 59
AND 60 IN IRA SCOTT'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF BLOCK
1 IN SHEFFIELD'S ADDITION TO CHICAGO OF SECTIONS 29, 31, 32 AND 33,
TOWNSHIP 40 NORTH, RANGE, 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK
COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 1633-41 N. HALSTED
CHICAGO, IL 60614

PROPERTY INDEX NUMBERS: 14-33-313-020-0000
14-33-313-021-0000
14-33-313-022-0000
14-33-313-023-0000
14-33-313-024-0000
14-33-313-025-0000
14-33-313-026-0000

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EXHIBIT B

99269157

Permitted Encumbrances

GENERAL TAXES FOR THE YEAR 1998 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.

EXISTING UNRECORDED LEASES AND RIGHTS OF PARTIES IN POSSESSION UNDER SUCH UNRECORDED LEASES.

EASEMENT FOR INGRESS AND EGRESS RECORDED APRIL 3, 1981 AS DOCUMENT 25826985, OVER THE NORTH 5.5 FEET OF THE SOUTH 11.5 FEET OF LOT 53, AND THE TERMS AND PROVISIONS THEREOF.

ENCROACHMENT OF BRICK AND CONCRETE BUILDING LOCATED ON THE LAND OVER THE WEST LINE BY 0.10 TO 0.14 FEET AS SHOWN ON SURVEY MADE BY JENS K. DOE SURVEY SERVICE, INC. DATED OCTOBER 1, 1998 AS ORDER NO. 981688.

ENCROACHMENT OF SIGN ATTACHED TO BUILDING OVER THE WEST LINE BY 1.24 FEET AS SHOWN ON SURVEY MADE BY JENS K. DOE SURVEY SERVICE, INC. DATED OCTOBER 1, 1998 AS ORDER NO. 981688.

ENCROACHMENT OF FENCE POST OVER THE EAST LINE BY 0.06 FEET AS SHOWN ON SURVEY MADE BY JENS K. DOE SURVEY SERVICE, INC. DATED OCTOBER 1, 1998 AS ORDER NO. 981688.

County Clerk's Office