

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0408541214  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/25/2004 11:50 AM Pg: 1 of 3

THE GRANTOR 1135 West Armitage, L.L.C., an Illinois 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, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, REMISES, RELEASES AND CONVEYS IN FEE SIMPLE TO:

RCTC, L.L.C., an Illinois limited liability company, of 1101 West Lake Street, 6<sup>th</sup> Floor, Chicago, Illinois 60607

a 50% Tenant-in-Common interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Numbers: 14-32-400-008-0000; 14-32-400-009-0000 and 14-32-400-065-0000

Address of Real Estate: 1135 West Armitage Chicago, Illinois 60614

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER AND Grantor hereby covenants with Grantee and its successors, heirs and assigns, that Grantor hereby specially warrants the title to said property and will defend the same against unlawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative as of this 31 day of December, 2003.

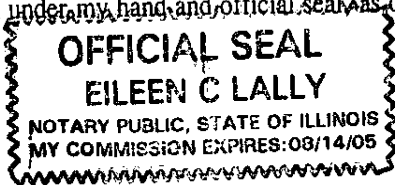
1135 West Armitage, L.L.C.  
an Illinois limited liability company

By: [Signature]  
Mark A. Hunt

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark A. Hunt, as Authorized Representative of 1135 West Armitage, L.L.C., 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 said instrument as his free and voluntary act, and as the free and voluntary act of 1135 West Armitage, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal as of this 31 day of December, 2003.



[Signature]  
NOTARY PUBLIC  
My commission expires on \_\_\_\_\_

Box 45

METROPOLITAN TITLE CO. 04-05-7533 1082

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## LEGAL DESCRIPTION

PARCEL 1: LOTS 1 AND 2 IN HAPGOOD'S SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 3 AND 4 AND THE EAST 22 ½ FEET OF LOT 5 IN HAPGOOD'S SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject only to covenants, conditions and restrictions of record; public and utility easements, special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2003 and subsequent years, and Lakeside Bank Mortgage and Lakeside Bank Assignment of Rents which were recorded with the Cook County, Illinois, Recorder of Deeds as Document Nos. 0001005648 and 0001005649, respectively.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 14-32-400-008-0000, 14-32-400-009-0000 and 14-32-400-065-0000  
Address of Real Estate: 1135 West Armitage, Chicago, Illinois 60614

Exempt from transfer taxes pursuant to the provisions of Paragraph 4(d) of the Chicago Municipal Ordinance and the applicable provisions of the State of Illinois Transfer Act.

Dated: 2-19-04

C. C. Lally  
Authorized Representative

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH e, SECTION 4,  
REAL ESTATE TRANSFER ACT.

12/2/04 R. P.  
Date Buyer, Seller or Representative

This instrument was prepared by: Eileen C. Lally, One East Wacker Drive,  
Suite 2920, Chicago, Illinois 60601

## MAIL TO:

Jeffrey L. Richman, Esq.  
Jenner & Block LLP  
One IBM Plaza  
330 North Wabash  
Chicago, Illinois 60611

## Send Subsequent Tax Bills To:

1135 West Armitage, L.L.C.  
412 North Paulina  
Chicago, Illinois 60622

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## 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.

Dated 2-19-04

Signature C. C. Lilly  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 19 DAY OF FEB  
19 2004.

NOTARY PUBLIC [Signature]



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.

Date 2-19-04

Signature C. C. Lilly  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID AGENT  
THIS 19 DAY OF FEB  
19 2004.

NOTARY PUBLIC [Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]