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0415435000

Doc#: 0415435000
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/02/2004 07:10 AM Pg: 1 of 4

This instrument was prepared by and
after recording return to:

Piper Rudnick LLP
203 North LaSalle Street
Suite 1800
Chicago, IL 60601-1293
Attn: Barrett J. Schulz, Esq.

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

DEARBORN MAPLE VENTURE LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **1035 NORTH DEARBORN LLC**, an Illinois limited liability company ("Grantee"), whose mailing address is 900 N. North Branch, Chicago, Illinois 60622, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois unto Grantee that certain real property being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "Property"), subject, however, to those matters described in Exhibit B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

EXECUTED this 24th day of May, 2004.

DEARBORN MAPLE VENTURE LLC, an
Illinois limited liability company

By: JDL Development X, L.L.C., an Illinois
limited liability company, its manager

By: 
James D. Lettinger, Manager

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp
\$51,750.00

340485

05/27/2004 15:41 / Batch 00741 99

Box 400-CTCC

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

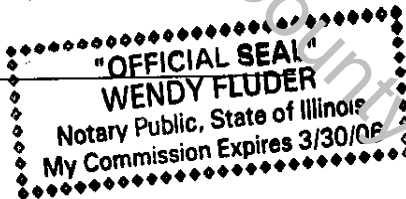
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James D. Letchinger, the Manager of JDL Development X, L.L.C., an Illinois limited liability company, the Manager of Dearborn Maple Venture LLC, an Illinois limited liability company, personally known to 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 the instrument as his free and voluntary act, and the free and voluntary act of said limited liability companies, for the uses and purposes therein set forth.


Given under my hand and notarial seal, this 24th day of May, 2004.


Wendy Fluder

Notary Public

My commission expires on



STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX		# 0000000530	06900.00
MAY.28.04			
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		#	FP 103024

COOK COUNTY		REAL ESTATE TRANSFER TAX	
COUNTY TAX		# 0000000540	03450.00
MAY.28.04			
REVENUE STAMP		#	FP 103022

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4 AND 5 IN SUBDIVISION OF LOT 4 IN BLOCK 16 OF BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Address: 1035 North Dearborn, Chicago, Illinois

PINs: 17-04-424-001-0000
17-04-424-002-0000
17-04-424-003-0000
17-04-424-004-0000
17-04-424-005-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

(a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, or any; (d) special taxes or assessments for improvements not yet completed, (e) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (f) omitted; (g) general taxes for the second installment of the year 2003, the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2004; and to (h) other matters approved by Grantee.

Property of Cook County Clerk's Office