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THIS INSTRUMENT WAS PREPARE

Steven DeGraff, Esq. WEINBERG RICHMOND LLP 333 West Wacker Drive, Suite 1800 Chicago, Illinois 60606 WR File No. 10209.00200



Doc#: 0416233168

Eugene "Gene" Moore Fee: \$54.00

Cook County Recorder of Deeds

Date: 06/10/2004 11:08 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

Corporation to Corporation Illinois

THIS INDIN'TURE, made as of the 2nd day of June, 2004 between PRATT PARTNERS LLC, an Illinois limited liability company ("Grantor") to and in favor of PRATT DEVELOPMENT INC., an Illinois corporation, of Chicago, Illinois (the "Crantee"),

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of the limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and revers, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and conjurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

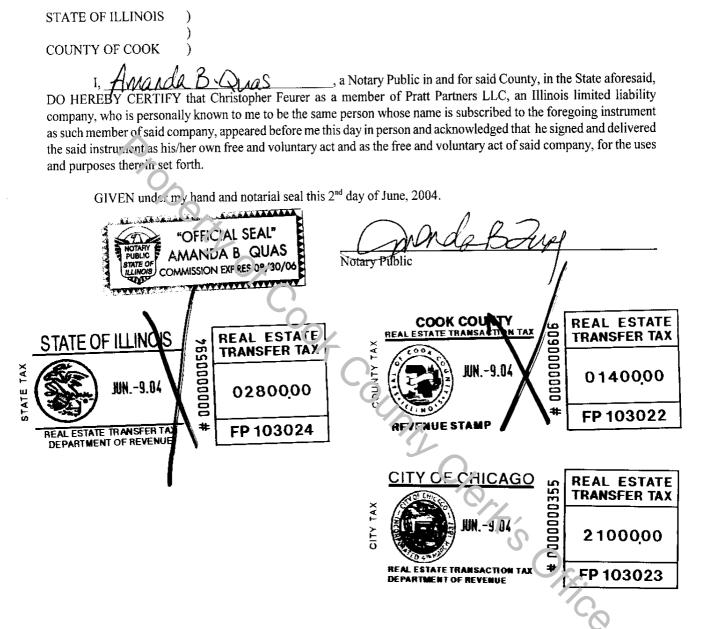
And the Grantor, for itself, and its successors, does covenant, proruse and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; ar a that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARR AND DEFEND, subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and his caused its name to be signed to these presents by its member, the day and year first above written.

> PRATT PARTNERS LLC, an Illinois limited liability company

Box 400-CTCC

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After Recording, Return To:

Steven DeGraff, Esq. Weinberg Richmond LLP 333 West Wacker Drive, Suite 1800 Chicago, IL 60606 Mail Tax Bill To:

Pratt Development, Inc. 1940 N. Clark Street Chicago, IL 60614

0416233168 Page: 3 of 4

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EXHIBIT A

THE WEST 16 FEET OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 IN MANN'S ADDITION TO ROGERS PARK, A SUBDIVISION IN THE NORTH 1/3 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 11-31-408-006-0000

8-00
KNOW.

ORCOOK COUNTY CLERK'S OFFICE COMMONLY KNOWN AS: 1627-41 W. Pratt, Chicago, IL 60632

A-1

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EXHIBIT "B"

PERMITTED EXCEPTIONS

- 1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
- 2. A 20 FOOT BUILDING LINE AS DISCLOSED BY THE PLAT OF SUBDIVISION.
- 3. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND OVER AND ONTO THE PROPERTY EAST AND ADJOINING THE LAND BY .08 FEET AND OVER AND ONTO THE PROPERTY SOUTH AND ADJOINING THE LAND BY .04 FEET AND .05 FEET AS SHOWN ON THE PLAT OF SURVEY MADE BY B.H. SUHR & COMPANY, INC., DATED APRIL 16, 1999, ORDER NO. 99-353.
- 4. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE PROPERTY EAST AND ADJOINING THE LAND OVER AND ONTO THE LAND BY .02 FEET AS SHOWN ON THE PLAT OF SURVEY MADE BY B.H. SUHR & COMPANY, INC. DATED APRIL 16, 1999, ORDER NO. 99-354.
- 5. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.