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THIS INSTRUMENT WAS PREPARED BY

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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 INSTRUMENT, 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 "Grantee"),

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 reversions, 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 appurtenances;

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, promise 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; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT 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 has 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

By: _____
Name: Chris Feurer
Title: Member

4KM

Box 400-CTCC

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APR 2
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STATE OF ILLINOIS)
)
COUNTY OF COOK)


I, Amanda B. Quas, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Feurer as a member of Pratt Partners LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such member of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.


GIVEN under my hand and notarial seal this 2nd day of June, 2004.



Amanda B. Quas
Notary Public

STATE OF ILLINOIS	
	JUN.-9.04
STATE TAX	REAL ESTATE TRANSFER TAX
# 0000000594	02800.00
	FP 103024
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	JUN.-9.04
COUNTY TAX	REAL ESTATE TRANSFER TAX
# 0900000606	01400.00
	FP 103022
REVENUE STAMP	

CITY OF CHICAGO	
	JUN.-9.04
CITY TAX	REAL ESTATE TRANSFER TAX
# 0000000355	21000.00
	FP 103023
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

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

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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

COMMONLY KNOWN AS: 1627-41 W. Pratt, Chicago, IL 60632

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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.