



This document prepared by
and after recording return to
Alan D. Pearlman, Esq.
Law Offices of Alan D. Pearlman, LLC
20 N. Wacker Drive, #1500
Chicago, Illinois 60606

Doc#: 0512242180
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 05/02/2005 01:55 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

This Indenture, made as of the ~~30th~~ day of March, 2005, between **BUILDERS REALTY AND INVESTMENT CORP.**, an Illinois corporation ("Grantor") and **BRIC/SPRINGFIELD LLC**, an Illinois limited liability company ("Grantee"), as grantee, having a mailing address 9759 Timberline Drive, P. O. Box 881, Minocqua, WI 54548, WITNESSETH, that 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 by Grantee, the receipt of which is hereby acknowledged pursuant to authority given by Grantor, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY unto Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows (hereinafter referred to as the "Subject Property") to wit:

[See legal description attached as Exhibit "A"]

Together with all and singular hereditaments and appurtenances belonging there, or in anyway 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 Grantor, either at law or in equity, of, in and to the Subject Property, with the hereditaments and appurtenances:

SUBJECT only to the following (hereinafter, collectively, the "Permitted Title Exceptions"):

1. General real estate taxes against the Subject Property as are not due and payable on the date of delivery of this deed;
2. Covenants, Conditions and Restrictions of Record; and
3. Acts done or suffered by Grantee and any person or entity claiming by, through or under Grantee.

Box 400-CTCC

1-4280528
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PERMANENT REAL ESTATE INDEX NUMBERS: See Exhibit A attached.

ADDRESS OF REAL ESTATE: 310 South Green, Chicago, Illinois

TO HAVE AND TO HOLD the Subject Property, with the appurtenances, unto Grantee, its successors and assigns, forever.

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, for itself and its successors, that it has not done or suffered to be done, anything whereby the Subject Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and defend the Subject Property against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the Permitted Title Exceptions.

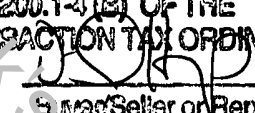
GRANTOR:

BUILDERS REALTY AND INVESTMENT CORP, an Illinois corporation

By: 
Printed Name: David Heyes
Title: President

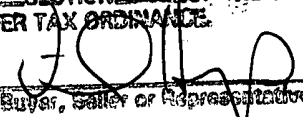
PREPARED BY:

Alan D. Pearlman, Esq.
Law Offices of Alan D. Pearlman, LLC
20 North Wacker Drive, Suite 1500
Chicago, Illinois 60606

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2 SEC. 200.1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.
4.27.05
Date  Buyer/Seller or Representative

MAIL FUTURE TAX BILLS TO:

Bric/Springfield LLC
c/o Builders Realty and Investment Corp.
P. O. Box 881
Minocqua, WI 54548

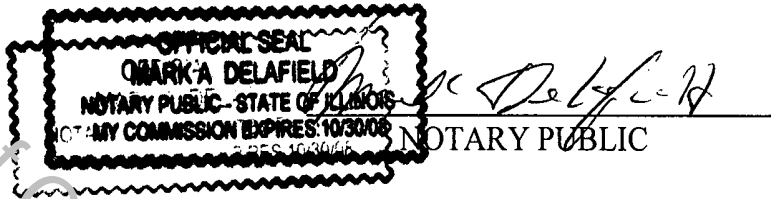
EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH 5 SECTION 5 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH E SECTION E OF THE COOK COUNTY TRANSFER TAX ORDINANCE.
4.27.05
Date  Buyer, Seller or Representative

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STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, Mark Delafield, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT David Heyes, President of **BUILDERS REALTY AND INVESTMENT CORPORATION**, personally known to me to be the same person whose name is subscribed to the foregoing **SPECIAL WARRANTY DEED**, appeared before me this day in person and acknowledged that he signed and delivered the said document on behalf of the corporation and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 31st day of March, 2005.



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Property of Cook County Clerk's Office

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EXHIBIT "A"

The South half of Lot 2, all of Lots 3, 4 and 5 (except the south 38.22 feet) (except the West 9 feet of all of said lots for alley) in Block 19 in Duncan's Addition to Chicago in the East Half of the Northeast Quarter of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers: 17-17-227-008-0000
17-17-227-009-0000
17-17-227-010-0000
17-17-227-011-0000

Common Address: 310 S. Green, Chicago, Illinois

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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 and hold title to real estate under the laws of the State of Illinois.

Dated March 30, 2005
Signature: [Signature] (Grantor or Agent)

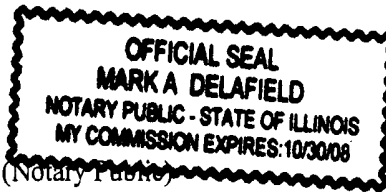
Subscribed and sworn to before me by the

said David Heger Agent

this 30th day of March

2005.

[Signature]
(Notary Public)



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.

Dated March 30, 2005
Signature: [Signature] (Grantee or Agent)

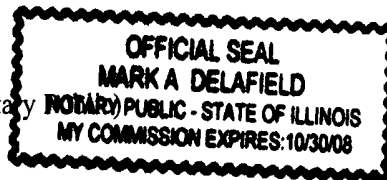
Subscribed and sworn to before me by the

said David Heger

this 30th day of March

2005.

[Signature]
(Notary Public)



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.]