

# UNOFFICIAL COPY

This document was prepared by:  
Brian Cohen, Esq.  
DLA Piper Rudnick Gray Cary US LLP  
203 North LaSalle Street  
Chicago, Illinois 60601

After recording return to:  
Robert J. Taylor, Esq.  
Arnstein & Lehr LLP  
120 S. Riverside Plaza, Suite 1200  
Chicago, Illinois 60606

Mail tax bill to:  
23 Maple LLC  
1430 N. Dearborn  
Chicago, Illinois 60610



Doc#: 0528433200 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/11/2005 02:03 PM Pg: 1 of 4

*This space reserved for Recorder's use only.*

8285743 DL BTDC/LLC 2 of 4


## SPECIAL WARRANTY DEED

**1035 North Dearborn, LLC, an Illinois limited liability company**, ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **23 Maple LLC, an Illinois limited liability company**, ("Grantee"), whose mailing address is 1430 North Dearborn, Chicago, Illinois 60610, 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 (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 whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 30<sup>th</sup> day of September, 2005.

**1035 North Dearborn, LLC, an  
Illinois limited liability company**

By:   
James D. Letchinger,  
its Manager

**Box 400-CTCC**

4  
g

## UNOFFICIAL COPY

STATE OF ILLINOIS    )  
                                                           ) SS:  
 COUNTY OF COOK      )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James D. Letchinger, Manager of 1035 North Dearborn, 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 said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30<sup>th</sup> day of September, 2005.




*Wendy Fluder*  
 \_\_\_\_\_  
 Notary Public


City of Chicago  
 Dept. of Revenue  
 399209  
 09/30/2005 11:24



Real Estate  
 Transfer Stamp  
 \$15,000.00

Batch 02213 2

STATE TAX	STATE OF ILLINOIS	# 0000003897	REAL ESTATE TRANSFER TAX
			
	OCT.-7.05		0200000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000001880	REAL ESTATE TRANSFER TAX
			
	OCT.-7.05		0100000
	REVENUE STAMP		FP 103022

# UNOFFICIAL COPY

## EXHIBIT A

The East 38.40 feet of Lots 1, 2, 3, 4 and 5 in Subdivision of Lot 4 in Block 16 of Bushnell's Addition to Chicago in the East ½ of the Southeast ¼ of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: Part of 17-04-424-001; 002; 003; 004; 005  
Address: A portion of 1035 North Dearborn  
Chicago, Illinois 60610



# UNOFFICIAL COPY

## EXHIBIT B

Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2004 and 2005.

Property of Cook County Clerk's Office

