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Chicago Title Insurance Company

SPECIAL WARRANTY DEED (Corporation to Individual)



0536446008

Doc#: 0536446008 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2005 08:29 AM Pg: 1 of 3

Two 2656

THIS INDENTURE, made this 14 day of DECEMBER, 2005 between GREENWICH INVESTORS XVI, LLC, a Limited Liability Corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and B & B PROPERTIES II, LLC party of the second part (GRANTEE'S ADDRESS) 6733 SOUTH EBERHART, CHICAGO, Illinois 60637

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 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 Board of Directors of said Limited Liability Corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 14 IN BLOCK 2 IN JOHNSON AND CLEMENT'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 20-22-401-014-0000

Address(es) of Real Estate: 6733 SOUTH EBERHART AVENUE, CHICAGO, Illinois 60637

Together with all the singular and 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 said party of the first part, 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 said party of the second part, their heirs and assigns forever.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
410176 \$1,462.50
12/27/2005 09:17 Batch 11862 39



STATE TAX
STATE OF ILLINOIS
DEC. 27. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000030042
REAL ESTATE TRANSFER TAX
00195.00
FP326660

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 27. 05
REVENUE STAMP


000179945
REAL ESTATE TRANSFER TAX
00097.50
FP326670

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And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs 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 incumbered 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, **WILL WARRANT AND FOREVER DEFEND.**

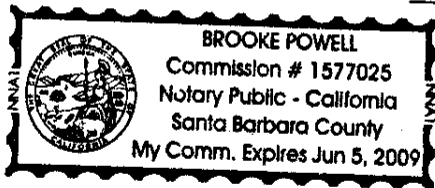
GREENWICH INVESTORS XVI LLC

By 
Michael Thomas, CFO

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARAss.


The undersigned, a Notary Public in and for said County in the State aforesaid, **DO HEREBY CERTIFY**, that the above signed personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person acknowledged that they signed, sealed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act, for the uses and purposes therein set forth

Given under my hand and notarial seal this 14 day of December, 2005




Notary Public

Prepared By: RENEE KALMAN, Attorney at Law
120 North LaSalle St
Chicago, Illinois 60602

Mail To:  DAVE HELGAND
180 N. LASALLE - 1916
CHICAGO, IL 60601

Name & Address of Taxpayer:

B+B Properties II LLC
6921 S South Chicago Ave
CHICAGO, IL 60637

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LEGAL DESCRIPTION

LOT 14 IN BLOCK 2 IN JOHNSON AND CLEMENT'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office