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SPECIAL WARRANTY DEED



Doc#: 0602532003 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2006 08:47 AM Pg: 1 of 2

THIS AGREEMENT, made this 20th day of JAN., 2006
between **TERRAPIN INVESTMENTS, LLC.**, 77 West
Washington Street, #1115, Chicago, Illinois, a LIMITED
LIABILITY COMPANY 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

**LEGIO X DEVELOPMENT, LLC
1937 WEST FULTON
CHICAGO, ILLINOIS 60612**

party of the second part, WITNESSETH, that the party of the
first part, 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 the party of the second part,
the receipt of which is hereby acknowledged, and pursuant
to the authority of the Board of Managers of said
limited liability company, by these presents does REMISE,
RELEASE, ALIEN AND CONVEY unto the party of the
second part, and to its heirs and assigns FOREVER, all the
following described real estate, situated in the County of COOK and
State of ILLINOIS and described as follows, to wit:

**The North 16 Feet of Lot 16 and the South 9 Feet of Lot 17 in Block 6 (Except the West 17 Feet Thereof
Condemned for Widening Michigan Avenue) in Taylor and Hopkins Subdivision of the West 1/2 of the Northwest 1/4
of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

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 party of the first part, either in law or equity, of, in and
to the above described premises, with hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises
as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the
party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said
premises 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: --

PERMANENT INDEX NUMBERS: 20-03-108-010-0000
COMMONLY KNOWN AS: 4041 South Michigan Ave., Chicago, Illinois 60653

IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its
name to be signed to these presents by its CEO and Its CFO the day and year first above written.

TERRAPIN INVESTMENTS, LLC.

By: [Signature] (CEO)

Attest: [Signature] (CFO)

CT 8323679 PHE AND NO ABS 20/2

- All Consideration on 1st DEED -
Document # 0602532002
Box 334

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Judy A. Johnson, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **DAVID M. FLEISHMAN**, personally known to me to be the CEO of **TERRAPIN INVESTMENTS, LLC**, an Illinois limited liability company, and **GERARD J. HALL**, personally known to me to be the CFO of said LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Managers, they signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority, given by the Board of Managers of said LLC as their free and voluntary act, and as the free and voluntary act and deed of said LLC, for the uses and purposes therein set forth.

Given under my hand and seal, this 20th day of January, 2006.

Judy A. Johnson
Notary Public

This instrument was prepared by David M. Fleishman, 77 West Washington #1115, Chicago, Illinois 60602

MAIL TO:

James Pittacora
Pittacora & Cratty, LLC
9550 W. Belmont, Suite 205
Mokena, IL 60448

SEND SUBSEQUENT TAX BILLS TO:

Logic X Development, LLC
1937 W. Fulton
Chicago, IL 60612

Property of Cook County Clerk's Office