

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 0606702127 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/08/2006 08:48 AM Pg: 1 of 4

010 60333 101285

THIS INDENTURE, made on this the 21st day of February, 2006, between 330 Grand, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Scott Nathan, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other 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 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, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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 below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described below, 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 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, it WILL WARRANT AND DEFEND, subject to: (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; (3) the Act; (4) the Declaration, Declaration of Covenants and other Project Documents including all amendments and exhibits thereto; (5) public, private and utility easements; (6) covenants, conditions and restrictions of record; (7) applicable zoning, planned unit development and building laws, ordinances and restrictions; (8) roads and highways, if any; (9) leases and licenses affecting the Common Elements; (10) acts done or suffered by Purchaser; and (11) Purchaser's mortgage.

Permanent Real Estate Index Number(s): 17-09-236-011-0000

Address(es) of Real Estate: 330 West Grand  
Chicago, Illinois 60610

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

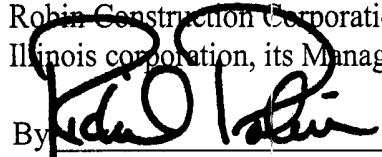
4

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IN WITNESS WHEREOF, said party of the first part has executed this document, the day and year first above written.

330 GRAND, LLC, an Illinois limited liability company

By: Robin Construction Corporation, an Illinois corporation, its Manager



By Richard J. Robin, President

Property of Cook County Clerk's Office

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
# 0000008557

REAL ESTATE TRANSFER TAX
00154.50
FP326657

REVENUE STAMP  
FEB. 27. 06  
COOK COUNTY'S OFFICIAL SEAL  
COUNTY TAX

**STATE OF ILLINOIS**  
REAL ESTATE TRANSACTION TAX  
# 0000010698

REAL ESTATE TRANSFER TAX
00309.00
FP326703

REVENUE STAMP  
FEB. 27. 06  
STATE TAX

**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX  
# 0000009950

REAL ESTATE TRANSFER TAX
02317.50
FP326675

REVENUE STAMP  
FEB 27 06  
CITY TAX  
CITY OF CHICAGO - 1837 INCORPORATED 1837  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE



# UNOFFICIAL COPY

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD J. ROBIN personally known to me to be the President of ROBIN CONSTRUCTION CORPORATION, an Illinois corporation, Manager of 330 GRAND, LLC, an Illinois limited liability company and 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 as such President, he signed and delivered the said instrument on behalf of such corporation as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purpose therein set forth.

GIVEN under my hand and official seal this the 21st day of February, 2006.

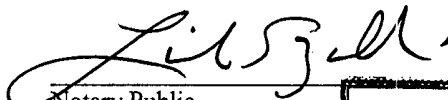
This instrument was prepared by:

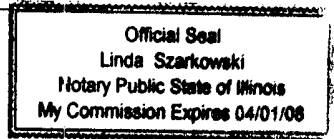
Michael S. Kurtz, Esq.  
Schwartz, Cooper, Greenberger & Krauss, Chtd.  
180 North LaSalle Street, Suite 2700  
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Scott Nathar  
(Name)  
330 West Grand Avenue, Unit 1903  
(Address)  
Chicago, Illinois 60610  
(City, State and Zip)

Signed and Sworn to before  
On February 21, 2006

  
Notary Public



MAIL TO:

Anne Hennings  
(Name)  
Schain Burney Ross & Citron Ltd. 222 North LaSalle  
St, Suite 1910  
(Address)  
Chicago, Illinois 60601  
(City, State and Zip)

Property of Cook County Clerk's Office