

# UNOFFICIAL COPY



Doc#: 0608145014 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/22/2008 10:26 AM Pg: 1 of 4

Property of Cook County Clerk's Office

8297761 DMF 1084

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Bonaparte Properties, LLC**, an Illinois 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, having its principal office at 1455 S. Michigan Ave, Chicago, IL 60605 ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid by **1455 South Michigan, L.L.C.**, an Illinois limited liability company, having its principal office at 1211 S. Michigan Ave. Chicago, Illinois 60605 ("Grantee"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, its successors and assigns forever, that certain tract of real property situated in Will County, Illinois, and described in Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, privileges, hereditaments, and appurtenances pertaining to such real property, including any and all improvements and fixtures currently attached to and located thereon (the "Property").

SUBJECT TO: taxes and assessments not yet due and payable; any confirmed special tax or assessment; conditions, easements and restrictions of public record; and any leases.

Permanent Index Number (PIN): 17-22-108-012-0000 17-22-108-013-0000 17-22-108-014-0000  
17-22-108-015-0000

Commonly Known as: 1455 S. Michigan Avenue, Chicago, Illinois 60605

This document prepared by:

Shaw Gussis Fishman Glantz  
Wolfson & Tobin, LLC  
321 North Clark Street, 8<sup>th</sup> Floor  
Chicago, IL 60610

After recording return to:

Richard Levy, Esq.  
Schain, Burney, Ross & Citron, Ltd.  
222 N. LaSalle St.  
Suite 1910  
Chicago, IL 60601-1102

Future tax bills to:

1455 South Michigan, L.L.C.  
1455 S. Michigan Ave.  
Chicago, IL 60605

# UNOFFICIAL COPY

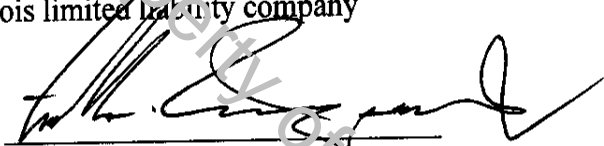
TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the exceptions set forth in Exhibit B attached hereto, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend title of the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming same title, or any part thereof by, through or under Grantor, but not otherwise.

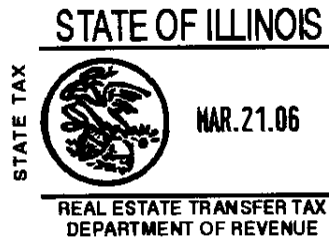
EXECUTED to be effective the 15 day of <sup>February</sup> ~~November~~, 2006

GRANTOR.

BONAPARTE PROPERTIES, LLC,  
an Illinois limited liability company

By:

  
William Bonaparte, Member



REAL ESTATE TRANSFER TAX
05285.00
FP 103024

STATE OF ILLINOIS )  
                                          ) SS  
COUNTY OF Cook )

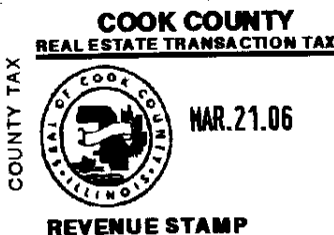
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that William Bonaparte, personally known to me to be the Member of Bonaparte Properties, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and the free and voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of November, 2005.

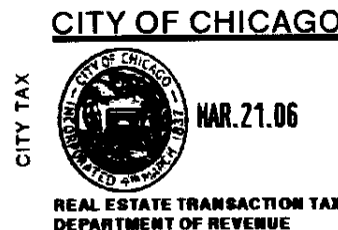
  
Notary Public

Commission Expires:

12/12/07



REAL ESTATE TRANSFER TAX
02642.50
FP 103022



REAL ESTATE TRANSFER TAX
39637.50
FP 103023

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

LOTS 29 AND 30 IN THE SUBDIVISION OF LAVANTIA SPRING ADMINISTRATRIX IN THE NORTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES SO MUCH AS IS TAKEN FOR PUBLIC ALLEY), IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF THE SOUTH 48 ACRES OF THE NORTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE EAST LINE OF MICHIGAN AVENUE AT A POINT 12.233 CHAINS NORTH OF THE SOUTH LINE OF SAID FRACTIONAL  $\frac{1}{4}$  SECTION (SAID POINT BEING ON THE SOUTH LINE OF LAND FORMERLY OF GILES SPRING) RUNNING THENCE EAST, A DISTANCE OF 160.00 FEET; THENCE SOUTH, A DISTANCE OF 25.70 FEET; THENCE WEST, A DISTANCE OF 160.00 FEET TO THE EAST LINE OF MICHIGAN AVENUE AND THENCE NORTH, A DISTANCE OF 25.70 FEET TO THE POINT OF BEGINNING, BEING THE SAME AS:

ALL OF LOT 4 IN BLOCK 20 OF ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID PREMISES SO MUCH AS IS TAKEN FOR PUBLIC ALLEY), IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

LOTS 1 AND 2 IN FOSTER AND BUSBY'S SUBDIVISION OF LOTS 11 TO 14 OF ASSESSOR'S DIVISION OF LOTS 2 AND 3 OF BLOCK 20 AND 8.94 FEET NORTH OF AND ADJOINING SAME OF ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## EXHIBIT B EXCEPTIONS

Property of Cook County Clerk's Office