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Doc#: 0608642213 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/27/2006 01:10 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

GRANTOR, **2865 NORTH PAULINA, LLC, an Illinois limited liability company**, having its principal place of business at 900 N. North Branch, Chicago, Illinois 60622, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the grantee(s), **AM PARTNERS, LLC**, 1907 Monroe, Glenview, Illinois, the following described real estate, to wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Nos: **14-30-224-027-0000; 14-30-224-030-0000**
Commonly Known As: **1650 and 1654 W. Surf Street, Chicago, Illinois**

SUBJECT TO: (1) General real estate taxes for the second installment of 2005 and subsequent years; (2) Terms, provision, conditions and limitations set forth in the Declaration of Ownership and of Easements, Restrictions, Covenants and By- Laws for the Estates of Columbia Place Owner's Association; (3) Covenants, Conditions, and Restrictions of Record; (4) Public and Utility Easements; (5) Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the grantee(s), 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 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 FOREVER DEFEND.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 24th day of March, 2006

**2865 NORTH PAULINA, LLC
an Illinois limited liability company**

By:
James D. Letchinger, its Manager

Box 400-CTCC

83315370244 ①

3/28

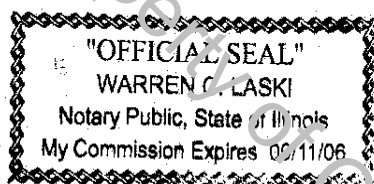
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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS


I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that James D. Letchinger, the Manager of 2865 North Paulina, LLC, 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 notary seal this 24th day of March, 2006.




Warren C. Laski
 Notary Public

Prepared By: WARREN C. LASKI, ESQ., 1438 W. Altgeld, Chicago, Illinois 60614
 Tax Bill To: AM PARTNERS, LLC, 1507 Monroe, Glenview, Illinois 60025
 Return To: MATTHEW S. PAYNE, ESQ., 7257 W. Touhy Ave., Suite 202, Chicago, Illinois 60631

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX	 MAR. 24. 06	# 0000004895	01600.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103022

COOK COUNTY		REAL ESTATE TRANSFER TAX	
COUNTY TAX	 MAR. 24. 06	# 0000002893	00800.00
REAL ESTATE TRANSACTION TAX REVENUE STAMP			FP 103022

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX	
CITY TAX	 MAR. 24. 06	# 0000003226	12000.00
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE			FP 103023

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

LOTS 2 AND 3 IN THE ESTATES OF COLUMBIA PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ESTATES OF COLUMBIA PLACE RECORDED MARCH 2, 2006 AS DOCUMENT 0606110097, WHEREIN IT WAS GRANTED THE FOLLOWING EASEMENTS: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER COMMON AREAS (COMMONLY KNOWN AS OUTLOT 1 AND OUTLOT 2 IN AFORESAID SUBDIVISION) USE AND ENJOYMENT OF THE COMMON AREAS; EASEMENT FOR PUBLIC UTILITIES; MUNICIPAL AUTHORITIES EASEMENT; EASEMENT IN FAVOR OF LOTS 1 THROUGH 9 OVER, UPON AND UNDER THE WEST 1 FOOT OF THE ADJOINING LOT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR OR REPLACE SUBTERRANEAN FOUNDATION FOOTINGS; AND FOR ENCROACHMENTS.