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**PREPARED BY AND WHEN
RECORDED RETURN TO:**

Steven Weiss, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602



Doc#: 0609512116 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/05/2006 03:11 PM Pg: 1 of 5

Property of Cook County Clerk's Office

SPECIAL WARRANTY DEED

THE GRANTOR, FLOSSMOOR COMMONS (PROFESSIONAL), L.L.C, an Illinois limited liability company, whose address is 10 E. 22nd Street, Suite 116, Lombard, Illinois 60148, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to B.T. Holdings, L.L.C., an Illinois limited liability company whose address is 1141-J Lake Cook Road, Deerfield, Illinois, as to an undivided 30% interest in the real estate legally described on **Exhibit A** attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner, encumbered or charged, subject, however, to any and all of the matters set forth on **Exhibit B** attached hereto, for which Grantor shall have no liability whatsoever.

PINs and Common Address: See **Exhibit A**

I HEREBY DECLARE THAT THE ATTACHED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45 (E), REAL ESTATE TRANSFER TAX ACT.

DATED: March 31, 2006

SIGNED: _____

Dorothy Agent
(By agent)

[REMAINDER OF PAGE INTENTIONALLY BLANK;
SIGNATURES ON FOLLOWING PAGE]

BOOK 242
EJK

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31st IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day of March, 2006.

GRANTOR:

FLOSSMOOR COMMONS (PROFESSIONAL), L.L.C,
an Illinois limited liability company

By: *Daniel Dvorkin Dvorkin*
Daniel G. Dvorkin, Manager

STATE OF ILLINOIS)
) **ss.**
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel G. Dvorkin the Manager, of Flossmoor Commons (Professional), L.L.C., an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 31st, day of March, 2006.

Marilyn K. Thorpe
NOTARY PUBLIC
(SEAL)

Send future real estate tax bills to:

Dan Development Ltd.
10 E. 22nd Street, Suite 116
Lombard, Illinois 60148



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 2 AND 3 IN FLOSSMOOR COMMONS BEING A SUBDIVISION OF THAT PART OF THE SOUTH ½ OF THE SOUTHEAST ¼ (EXCEPT THE NORTH 60 ACRES) OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF GOVERNOR'S HIGHWAY AS RECORDED FEBRUARY 27, 1929 AS DOCUMENT 10294759 (EXCEPTING THEREFROM THE SOUTH 50 FEET TAKEN FOR VOLLMER ROAD AS RECORDED JANUARY 18, 1935 AS DOCUMENT 11549019) ALL IN COOK COUNTY, ILLINOIS.

Common Address: 3203-3235 Vollmer Road and 19850-19870 Kedzie Avenue,
Flossmoor, Illinois

PINs: 31-1-402-022-0000;
31-1-402-023-0000

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes and assessments.
2. All matters appearing of record pertaining to the Property.
3. The lien of any and all mortgages, trust deeds and other encumbrances upon the Property.
4. Any and all leases of the Property

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LP 925412.1 \ 28033-63290

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STATEMENT BY GRANTOR AND GRANTEE

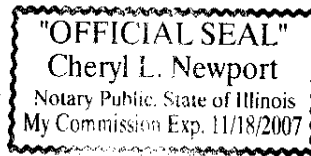
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 31, 2006

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this 31st day of March, 2006.

Notary Public [Handwritten Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 31st, 2006

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this 31st day of March, 2006.

Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)