

# UNOFFICIAL COPY



First American Title Insurance Company

**SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
Limited Liability Company to a  
Limited Liability Company**



06165311385

Doc#: 0616531138 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/14/2006 03:25 PM Pg: 1 of 3

THE GRANTOR, ORCHARD/TALMAN, 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, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, REMISES, RELEASE, ALIEN and, CONVEY to JCB 87TH STREET LLC, a Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois with its principal place of business being 4317 Prescott Avenue, Lyons, Illinois 60534, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

TO HAVE AND TO HOLD the said premises as above described, forever.

ORCHARD/TALMAN LLC, for itself, and its successors, does covenant, promise and agree, 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 DEFEND, subject to: (a) covenants, conditions and restrictions of record, (b) public and utility easements and roads and highways, if any; (c) special taxes or assessment for improvements not yet completed; (d) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (e) general taxes for the year 2005 and subsequent years not due and payable as of closing; and (f) to any restrictions due to the property being located in a City Landmark District and City of Chicago zoning ordinance and restrictions.

Permanent Real Estate Index Number(s): 14-28-315-026-0000 and 14-28-315-207-0000  
Address(es) of Real Estate: 2413 N. Orchard Street and 2417 N. Orchard Street, Chicago, Illinois 60614

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager and attested by its Manager this 19<sup>th</sup> day of May, 2006.

ORCHARD/TALMAN LLC

By: 

PETER L. REGAS, its Manager

Warranty Deed - Corporation

1st AMERICAN TITLE order #

223758

DEC 18 3 43

FASTDoc 09/2005

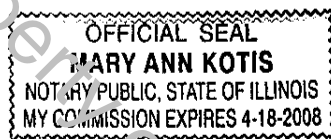
## UNOFFICIAL COPY

STATE OF ILLINOIS,  
COUNTY OF COOK

SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that PETER L. REGAS, personally known to me to be the Manager of ORCHARD/TALMAN, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to the authority given by the Operating Agreement of said Limited Liability Company, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of May, 2006.



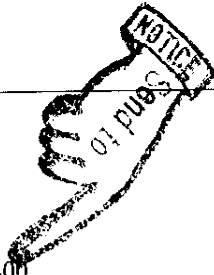
*Mary Ann Kotis* (Notary Public)

**Prepared by:**

Steven Dallas, Esquire  
Regas, Frezados & Dallas LLP  
111 W. Washington Street, Suite 1525  
Chicago, Illinois 60602

**Mail to:**

Julie Realmuto, Esquire  
McCarthy Duffy  
180 N. LaSalle Street, Suite 1400  
Chicago, Illinois 60601



**Name and Address of Taxpayer:**

JCB 87TH STREET LLC  
4317 Prescott Avenue  
Lyons, Illinois 60534

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:


THE NORTH 25 FEET (EXCEPT THE EAST 10 FEET) OF LOT 21 IN SUBDIVISION OF OUT LOT "C" IN WRIGHTWOOD, IN SETION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE SOUTH 25 FEET OF THE NORTH 50 FEET (EXCEPT THE EAST 10 FEET) OF LOT 21 IN SUBDIVISION OF OUT LOT "C" IN WRIGHTWOOD, IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


City of Chicago  
Dept. of Revenue  
447832  
06/14/2006 15:05 Batch 07215 97  
Real Estate  
Transfer Stamp  
\$6,375.00

City of Chicago  
Dept. of Revenue  
447830  
06/14/2006 15:05 Batch 07215 97  
Real Estate  
Transfer Stamp  
\$6,375.00

STATE TAX  JUN. 14. 06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS
	REAL ESTATE TRANSFER TAX
	01700.00

# 0000095614

FP326669
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COUNTY TAX  JUN. 14. 06 REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX
	REAL ESTATE TRANSFER TAX
	00850.00

# 0000002826

FP 103042
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