

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc#: 0618133157 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/30/2006 01:30 PM Pg: 1 of 2

THE GRANTOR,
PLATT-MEEKER 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 the sum of (\$10.00) Ten and 00/100 Dollars, and other valuable consideration in hand paid, **GRANTS, SELLS AND CONVEYS** to

Dirk Riekse and Julia ^{JOINT} ~~Legal~~, as tenants
1637 North Milwaukee Avenue
Chicago, Illinois 60647

the following described real estate situated in the County of Cook in the State of Illinois (collectively, the "Real Estate"), to wit:

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

The Trustee shall have the rights and benefits set forth in Exhibit A-1 attached hereto and made a part hereof.

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 25th day of May, 2006.

PLATT-MEEKER LLC,
an Illinois limited liability company
by LR Platt-Meeker LLC,
an Illinois limited liability company,
its sole member
By: LR Development Company LLC,
a Delaware limited liability company,
its sole member

By:
Stephen F. Galler
Senior Vice President

CITY OF CHICAGO

CITY TAX



JUN 29 06

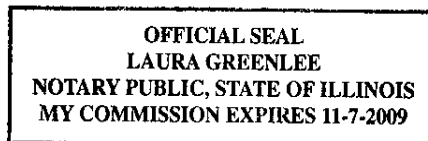
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

087E000000	REAL ESTATE TRANSFER TAX
0937500	
FP 103023	

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Stephen F. Galler, acting in the capacity as Senior Vice President of LR Development Company LLC, as sole Member of LR Platt-Meeker LLC, as sole Member of Platt-Meeker 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 severally acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, on behalf of said limited liability company, for the uses and purposes herein set forth.

Given under my hand and official seal, this 25th day of May, 2006.

NOTARY PUBLIC



Commission expires November 7, 2009.

This instrument was prepared by Stephen F. Galler, Esq., 350 West Hubbard, Suite #301, Chicago, Illinois 60610

Box 400-CTCC

UNOFFICIAL COPY**EXHIBIT A TO SPECIAL WARRANTY DEED IN TRUST**

THAT PART OF LOT 1 IN THE SUBDIVISION OF LOTS 2 AND 3 AND ACCRETIONS IN LAKE FRONT ADDITION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, ACCORDING TO PLAT THEREOF RECORDED SEPTEMBER 6, 1912 AS DOCUMENT 5038117, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89° 39' 00" EAST ALONG THE NORTH LINE OF SAID LOT 64.31 FEET; THENCE SOUTH 00° 20' 20" WEST, 123.68 FEET; THENCE SOUTH 89° 53' 15" EAST, 3.61 FEET; THENCE SOUTH 00° 06' 45" WEST, 42.75 FEET; THENCE NORTH 89° 53' 15" WEST, 12.57 FEET TO A WESTERLY LINE OF SAID LOT 1; THENCE NORTH 17° 10' 34" WEST, ALONG SAID WESTERLY LINE, 69.59 FEET TO A BEND IN SAID WESTERLY LINE; THENCE NORTH 18° 42' 51" WEST ALONG A WESTERLY LINE OF SAID LOT 1, 105.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.


CONTAINING 6,143 SQUARE FEET, OR 0.14 ACRES, MORE OR LESS.


This deed is subject to the following Permitted Exceptions:

1. General real estate taxes for 2005 (second installment) and subsequent years which are not yet due and payable;
2. Rights of removal of equipment arising from termination of the purported easement recorded as Document 97001910; and
3. Matters done or suffered to be done by or through Grantee.

Property Address: 315 West Barry Avenue, Chicago, Illinois 60657

Permanent Index Number: 14-28-202-020 (affects subject property and other land)

STATE TAX 	STATE OF ILLINOIS	# 0000005609	REAL ESTATE TRANSFER TAX
	JUN. 29. 06		0 1250.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX 	COOK COUNTY	# 0000003612	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSACTION TAX		00625.00
	REVENUE STAMP		FP 103022

AFTER RECORDING MAIL TO:

David O'Keefe, Esq.
Schain, Burney, Ross & Citron, Ltd.
222 North LaSalle Street, Suite 1910
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Dirk Riekse and Julia Egan
1637 North Milwaukee Avenue
Chicago, Illinois 60647