



Doc#: 0620642204 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/25/2006 01:49 PM Pg: 1 of 4

PREPARED BY:

Nick S. Legatos, Esq.  
Levenfeld Pearlstein, LLC  
2 North LaSalle Street  
Suite 1300  
Chicago, Illinois 60602

WHEN RECORDED  
RETURN TO:

Joseph D. Palmisano  
Palmisano & Lovestrand  
19 S. LaSalle, Suite 900  
Chicago, IL 60603

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SPECIAL WARRANTY DEED

THE GRANTOR, 5444-46 N. WINTHROP, L.L.C., an Illinois limited liability company whose address is 5154 N. Clark Street, Suite 228, Chicago, Illinois 60640 for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, SELLS AND CONVEYS to 5444 WINTHROP LLC, an Illinois limited liability company, GRANTEE, whose address is 821 Plumwood Drive, Schaumburg, Illinois 60173, all 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.

The Grantor will warrant and defend the Real Estate described above against all persons legally claiming by, through or under Grantor, subject however to any and all of the following matters for which Grantor shall have no liability whatsoever: General real estate taxes not yet due and payable as of the closing date; covenants, easements and restrictions of record which, in Grantee's sole judgment do not interfere with or adversely affect the current use of the Real Estate in a material manner; existing leases and tenancies; and acts of Grantee or its authorized agents.

PINs and Common Address(es): See Exhibit A

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

Box 400-CTCC

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# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 21 day of July, 2006.


**GRANTOR:**


**5444-46 N. WINTHROP, L.L.C.,**  
an Illinois limited liability company


By: **RAINMAKER HOLDINGS LLC,**  
an Illinois limited liability company,  
its Manager

By:   
Armand Candea, Manager

Property of Cook County Clerk's Office

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000005753	REAL ESTATE TRANSFER TAX
	JUL. 24. 06		01444.00
			FP 103024

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000003758	REAL ESTATE TRANSFER TAX
	JUL. 24. 06		00722.00
			FP 103022

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 0000003893	REAL ESTATE TRANSFER TAX
	JUL. 24. 06		10830.00
			FP 103023

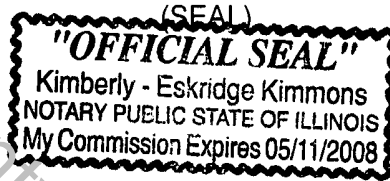
# UNOFFICIAL COPY

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 Armand Candea, the Manager of RAINMAKER HOLDINGS LLC, an Illinois limited liability company, Manager of 5444-46 N. Winthrop, 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 21, day of July 2006.

*Kimberly Eskridge Kimmons*  
 \_\_\_\_\_  
 NOTARY PUBLIC



Send future real estate tax bills to:

5444 WINTHROP LLC  
 c/o James Cartwright, Manager  
 821 Plumwood Drive  
 Schaumburg, Illinois 60173

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 3 IN BLOCK 4 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address(es): 5444-46 N. Winthrop, Chicago, IL

PINs: 14-08-204-015-0000

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