



Doc#: 0622142180 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/09/2008 01:24 PM Pg: 1 of 4

8 342 944, 02 X (1)

This instrument prepared by:
Steven L. DeGraff
Weinberg Dembo DeGraff LLP
333 W. Wacker Drive, Ste. 1800
Chicago, Illinois 60606

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of August 2, 2006, between **1952 BYRON LLC**, an Illinois limited liability company, having its principal place of business at 1758 W. Barry, Chicago, Illinois, party of the first part, and **BYRON FLATS LLC**, an Illinois limited liability company, having its principal place of business at 141 W. Jackson, Suite 1894, Chicago, Illinois, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does hereby **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to his successors and assigns, **FOREVER**, all of the following described real estate, situated in County of Cook and State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversion, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law in equity or in and to the above described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his successors and assigns, forever.

And the said party of the first part hereby expressly waives and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and its successors 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;

Handwritten initials

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and that it **WILL WARRANT AND DEFEND**, the said premises against all person lawfully claiming, or to claim the same, by, through or under it, subject only to the Permitted Exceptions set forth on Exhibit "B" which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these present the day and year first above written.

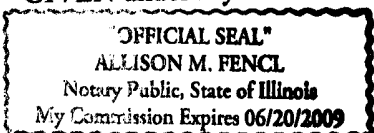
1952 BYRON LLC, an Illinois limited liability company

By: *James B. Hoesley*
James B. Hoesley, member

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County in the State aforesaid, does hereby certify that James B. Hoesley, as member of 1952 Byron LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said company, appeared before me this day in person and acknowledged that as such Member, he signed and delivered said instrument, pursuant to authority given by said limited liability company, as his own free and voluntary act and as the free and voluntary act of said limited partnership, for the uses and purposes set forth therein

GIVEN under my hand and notarial seal this 2nd day of August, 2006



Allison M. Fencil
Notary Public

Send Subsequent Tax Bills to:

Byron Flats LLC
141 W. Jackson, Suite 1894
Chicago, Illinois 60604

*200 W. Ohio St 200
Chgo, IL 60610*

After recording return to:

Patrick Porto
20 N. Clark Street, Ste. 825
Chicago, Illinois 60602

*Maureen P. Kariski
St 1800
303 W. Madison
Chgo, IL 60606*

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EXHIBIT "A"


LEGAL DESCRIPTION


LOTS 19, 20 AND 21 (EXCEPT THE NORTH 27.00 FEET OF SAID LOT 21) IN BLOCK 5 IN CHARLES J. FORD'S SUBDIVISION OF BLOCK 3, 4, 5, 14, 15, AND LOTS 1, 2, 3, IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER THEREOF), IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1952-58 W. BRYON, CHICAGO, ILLINOIS

PIN: 14-19-202-009 0000

STATE TAX	STATE OF ILLINOIS	# 0000035873	REAL ESTATE TRANSFER TAX
	 AUG. - 8.06		0150000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000003878	REAL ESTATE TRANSFER TAX
	 AUG. - 8.06		0075000
	REVENUE STAMP		FP 103022

CITY TAX	CITY OF CHICAGO	# 0000003982	REAL ESTATE TRANSFER TAX
	 AUG. - 8.06		1125000
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 103023

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING;
2. COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD;
3. SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED,
4. UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS;
5. PUBLIC AND UTILITY EASEMENTS; AND
6. EXISTING LEASES AND TENANCIES.