

UNOFFICIAL COPY



06243400170

SPECIAL WARRANTY DEED

Doc#: 0624340017 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/31/2006 09:53 AM Pg: 1 of 4

01661011
1 of 137

THIS INDENTURE, made on this the 17th day of August, 2006, between 330 Grand, 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, party of the first part, and Pyramid Holdings, LLC, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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 or equity, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described below, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

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, its heirs 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 incumbered 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: (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; (3) the Act; (4) the Declaration, Declaration of Covenants and other Project Documents including all amendments and exhibits thereto; (5) public, private and utility easements; (6) covenants, conditions and restrictions of record; (7) applicable zoning, planned unit development and building laws, ordinances and restrictions; (8) roads and highways, if any; (9) leases and licenses affecting the Common Elements; (10) acts done or suffered by Purchaser; and (11) Purchaser's mortgage.

4LC

Permanent Real Estate Index Number(s): 17-09-236-011-0000

Address(es) of Real Estate: 330 West Grand
Chicago, Illinois 60610

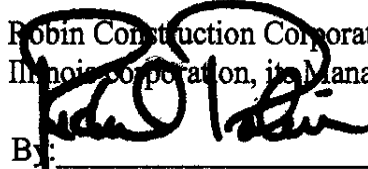
Near North National Title
222 N. LaSalle
Chicago, IL 60601

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IN WITNESS WHEREOF, said party of the first part has executed this document, the day and year first above written.

330 GRAND, LLC, an Illinois limited liability company

By: Robin Construction Corporation, an Illinois corporation, its Manager



By: Richard J. Robin, President

Property of Cook County

REAL ESTATE TRANSFER TAX
0020575
FP326657

000008945

REAL ESTATE TRANSFER TAX
0041150
FP326703

000011293


REAL ESTATE TRANSFER TAX
0308625
FP326675

0000070507


COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 28. 06
REVENUE STAMP
COUNTY TAX



STATE OF ILLINOIS
STATE TAX
AUG. 28. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



CITY OF CHICAGO
CITY TAX
AUG. 28. 06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



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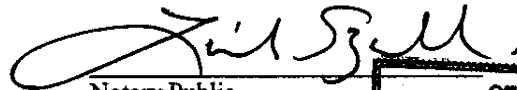
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD J. ROBIN personally known to me to be the President of ROBIN CONSTRUCTION CORPORATION, an Illinois corporation, Manager of 330 GRAND, LLC, an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument on behalf of such corporation as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purpose therein set forth.

GIVEN under my hand and official seal this the 17th day of August, 2006.

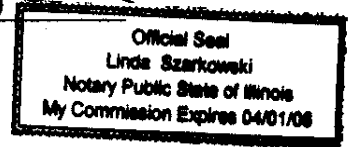
This instrument was prepared by:

Michael S. Krutzon, Esq.
Schwartz, Cooper, Greenberger & Krauss, Chtd.
180 North LaSalle Street, Suite 2700
Chicago, Illinois 60601

Signed and Sworn to before
On August 17, 2006



Notary Public



SEND SUBSEQUENT TAX BILLS TO:



Pyramid Holdings LLC.
(Name)
330 West Grand Avenue, Unit 1906
(Address)
Chicago, Illinois 60610
(City, State and Zip)

MAIL TO:

Jeffrey Sanchez
(Name)
55 West Monroe Suite 3950
(Address)
Chicago, Illinois 60603
(City, State and Zip)

Property of Cook County Clerk's Office