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Doc#: 0628618083 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/13/2006 03:54 PM Pg: 1 of 4

Deed Prepared By:

Caleb A. Jewell
Applegate & Thorne-Thomsen, P.C.
322 S. Green Street, Suite 400
Chicago, IL 60607

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed this 5th day of October 2006, by 4611 SOUTH DREXEL LIMITED PARTNERSHIP, an Illinois limited partnership ("Grantor"), whose mailing address is c/o The Richman Group, 340 Pemperwick Road, Greenwich, Connecticut 06831, to W&W PROPERTIES LLC, an Illinois limited liability company, whose mailing address is c/c Wilk & Waller, 77 West Washington Street, Suite 407, Chicago, Illinois 60602 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, certain real property located in Cook County, Illinois ("Property") which is more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, and that the Property is free of all encumbrances, except for matters as they appear on Exhibit B attached hereto and by this reference made a part hereof, provided that this reference shall not serve to reimpose same.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

1st AMERICAN TITLE order #

242095

A-1

OCT 18 3 12

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Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

GRANTOR:

4611 SOUTH DREXEL
LIMITED PARTNERSHIP,
an Illinois limited partnership

By: LaSalle Recap Advisors, Inc.
its general partner

By: _____
Print Name: James H. McClutchy, Jr.
Title: Manager

STATE OF CT
COUNTY OF Fairfield

I, Maxine Moncrieffe, a notary public in and for said jurisdiction aforesaid, do hereby certify that John McClutchy, personally known to me to be the General Partner of LaSalle Recap Advisors, Inc., the general partner of 4611 South Drexel Limited Partnership, an Illinois limited partnership ("Grantor"), 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 General Partner, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of the general partner and partnership, for the uses and purposes therein set forth.

Dated as of October 3, 2006.

[Signature]
(Signature of Notary)
MAXINE MONCRIEFFE
(Legibly Print or Stamp Name of Notary)

Notary public in and for the above jurisdiction,
residing at 68 melrose Ave
BP7 CT 06605
My appointment expires 1/31/09

Maxine M. Moncrieffe
Notary Public
State of Connecticut
My Commission Expires
January 31, 2009

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EXHIBIT A

Legal Description


THE SOUTH 19.3 FEET OF LOT 2 AND THE NORTH 1/2 OF LOT 3 (EXCEPT THE WEST 60 FEET OF SAID LOTS CONVEYED TO THE SOUTH PARK COMMISSIONERS) IN BLOCK 8 IN WALKER & STINSON'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2 TOWNSHIP 38 NORTH RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 4611-4617 South Drexel Avenue, Chicago, IL 60653

Property Tax Identification Numbers: 20-02-316-003-0000

STATE OF ILLINOIS

STATE TAX




OCT. 13.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005738

REAL ESTATE TRANSFER TAX
02200.00
FP 103037


City of Chicago
Dept. of Revenue
472238
10/13/2006 15:13 Batch 00794 67



Real Estate
Transfer Stamp
\$16,500.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



OCT. 13.06

REVENUE STAMP

0000012232

REAL ESTATE TRANSFER TAX
01100.00
FP 103042

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EXHIBIT B

Permitted Encumbrances

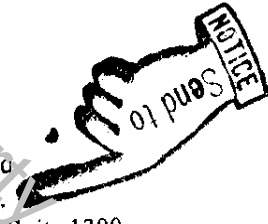
1. Taxes not yet due and payable.
2. Rights of tenants, as tenants only, under residential leases as disclosed in the rent roll provided by Grantor at closing.

After recording return to:

Lawrence B. Ordower, Esq.
Ordower & Ordower, P.C.
One North LaSalle Street, Suite 1300
Chicago, IL 60602

Send subsequent tax bills to:

W&W Properties LLC
c/o Wilk & Waller
77 West Washington Street, Suite 407
Chicago, IL 60602



Property of Cook County Clerk's Office