

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0629901598 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/26/2006 01:42 PM Pg: 1 of 4

116 86 L HAVES #81-87-547-D-1

THIS INDENTURE, made this  
20th day of OCTOBER

2006, between **LAKIN PROPERTY PARTNERSHIP**, an Illinois General Partnership ("Grantor"), and **WEST WEBSTER, LLC**, an Illinois limited liability company, as to a 93.333% undivided Tenancy in Common interest and **KNOXVILLE, L.L.C.**, an Illinois limited liability company,

as to a 6.667% undivided Tenancy in Common interest, as Tenants in Common ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Partners of said Grantor, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, FOREVER, all of the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit "A" hereto.

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, 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 Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, 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; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those exceptions set forth on Exhibit "B" hereto.

**IN WITNESS WHEREOF**, said Grantor has caused its name to be signed to these presents by its manager the day and year first above written.

LAKIN PROPERTY PARTNERSHIP an Illinois General Partnership

By: A. Lakin & Sons, Inc., an Illinois corporation, a General Partner

By: Kayden  
Name: Kenneth A. Lakin  
Its: President

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	03675.00
OCT. 25. 06	FP 103024
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000006345

COOK COUNTY	
COUNTY TAX	REAL ESTATE TRANSACTION TAX
	01837.50
OCT. 25. 06	FP 103022
REVENUE STAMP	# 0000004359

Box 400-CTCC

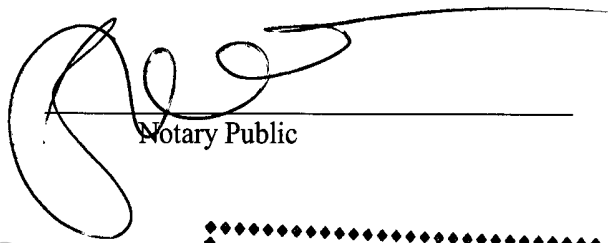
4/8

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

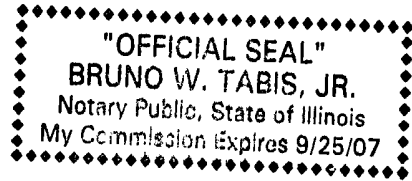
I, Bruno W. Tabis, Jr., a Notary Public in and for said County in the State aforesaid, do hereby certify that ~~Lewis Lakin, Chairman~~ <sup>Kenneth A. Lakin, President</sup> of A. Lakin & Sons, Inc., an Illinois Corporation, which is general partner of Lakin Property Partnership, an Illinois General Partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such respective officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said company and partnership, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 20<sup>th</sup> day of October, 2006.

  
Notary Public

My Commission Expires:

Sept. 25, 2007



This Instrument Prepared By:

Bruno W. Tabis, Jr. Esq.  
Crowley Barrett & Karaba, Ltd.  
20 S. Clark St., Suite 2310  
Chicago, Illinois 60603

After Recording Return to:


DAVID DORDEK  
8424 S. FOLIE BSV D  
STOKIE, ILL  
60577

Send Subsequent Tax Bills To:

S/O BARRON  
5000 W ROOSEVELT  
Chicago IL 60644

CITY OF CHICAGO

CITY TAX



OCT. 25.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000004345

REAL ESTATE TRANSFER TAX
2756250
FP 103023

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## Exhibit A

### LEGAL DESCRIPTION

PARCEL 1:

LOTS 49, 50, 51, 52 AND 53 (EXCEPT THE WEST 12.00 FEET OF THAT PART LYING SOUTHWESTERLY OF THE RAILROAD RIGHT OF WAY OF LOTS 52 AND 53 INCLUSIVE) IN BLOCK 4 (INCLUDING THERETO THE RIGHT OF WAY PER INSTRUMENT RECORDED AS DOCUMENT 87675225 AND RE-RECORDED 88092694) IN NICKERSON'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF BLOCK 15 AND THE SUB-BLOCK 5 OF THE EAST 1/2 OF SAID BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE RESUBDIVISION OF LOTS 28, 29 AND 30 IN SAID NICKERSON'S SUBDIVISION RECORDED AUGUST 19, 1922 AS DOCUMENT 50549, ALL BEING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A STRIP OF LAND 28.00 FEET WIDE, EXTENDING OVER AND ACROSS LOTS 49 TO 53 IN BLOCK 4 OF NICKERSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS:

14.00 FEET IN WIDTH ON EITHER SIDE OF A CENTERLINE LOCATED AS FOLLOWS:

ENTERING LOT 49 FROM THE SOUTH AT A POINT IN ITS SOUTH LINE, 14.00 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 49; THENCE UPON AND ALONG A 12 DEGREE CURVE (RADIUS 478.43 FEET) CONVEX TO THE NORTHEAST TO A POINT IN THE WEST LINE OF LOT 51, A DISTANCE OF 67.8 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 51; THENCE CONTINUING UPON AND ALONG THE SAME 12 DEGREE CURVE TO A POINT IN THE NORTH LINE OF LOT 52, A DISTANCE OF 93.5 FEET FROM ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF DOMINICK STEET; THENCE CONTINUING UPON AND ALONG THE SAME 12 DEGREE CURVE TO A POINT IN LOT 53, A DISTANCE OF 313.00 FEET FROM THE POIN OF BEGINNING, AS MEASURED ALONG THE CENTERLINE THUS DESCRIBED; THENCE UPON AND ALONG A 14 DEGREE CURVE (RADIUS 410.28 FEET) CONVEX TO THE SOUTHWEST 82.5 FEET TO A POINT IN THE NORTHWESTERLY LINE OF LOT 53, A DISTANCE OF 149.5 FEET FROM ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF DOMINICK STREET AT THE NORTHEAST CORNER OF SAID LOT 53, IN COOK COUNTY, ILLINOIS.

PIN: 14-32-107-052-0000

COMMONLY KNOWN AS 1500 W. WEBSTER, CHICAGO, IL

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## Exhibit B

### **Title Exceptions**

1. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO SO MUCH OF THE LAND AS DEDICATED FOR ROAD PURPOSES BY INSTRUMENT DATED MAY 15, 1916 AND RECORDED MAY 19, 1916 AS DOCUMENT 5871603
2. RIGHT OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND AS EVIDENCED BY MONITORING WELLS, UTILITY POLES AND WATER TANK AS SHOWN ON PLAT OF SURVEY ORDER # 61382 MADE BY MM SURVEYING CO., INC. DATED AUGUST 22, 2003.
3. ENROACHMENT OF THE METAL GUARD LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.60 FEET, AS SHOWN ON PLAT OF AFORESAID SURVEY.
4. REAL ESTATE TAXES NOT YET DUE AND PAYABLE.

G:\CLIENTS\A. LAKIN & SONS, INC. (2437)\1500 WEBSTER (2438-1)\SPECIAL WARRANTY DEED A.DOC

Property of Cook County Clerk's Office