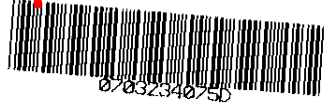


UNOFFICIAL COPY



PREPARED BY AND WHEN
RECORDED RETURN TO:

Jamie E. LeVine, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602

Doc#: 0703234075 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/01/2007 01:03 PM Pg: 1 of 7

(This Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

THE GRANTOR, 640-650 LAKE STREET, L.L.C., whose address is One Trans Am Plaza Drive, Suite 120, Oakbrook Terrace, Illinois 60181, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to TAMARA KANE, an individual, whose address is 3741 Mission Hills Road, Apartment 302, Northbrook, Illinois 60062, as to a 1 undivided 2.5 percent 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.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, subject, however, to any and all of the matters set forth on Exhibit B attached hereto, for which Grantor shall have no liability whatsoever.

PINs and Common Addresses: See Exhibit A

I HEREBY DECLARE THAT THE ATTACHED REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45 (E), REAL ESTATE TRANSFER TAX ACT.

DATED: January 16, 2007

SIGNED: Daniel D. [Signature]
(By agent)

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

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 16th day of January, 2007.

GRANTOR:

640-650 LAKE STREET, L.L.C., an Illinois limited liability company

By: *Daniel G. Dvorkin*
Daniel G. Dvorkin, Manager

By: *[Signature]*
Craig Golden, Manager

By: *[Signature]*
Scott Goodman, Manager

STATE OF ILLINOIS

COUNTY OF COOK

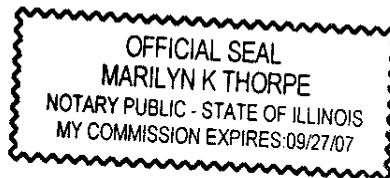
)
) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel G. Dvorkin, the Manager of 640-650 LAKE STREET, 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 16th day of January, 2007.

Marilyn K. Thorpe
NOTARY PUBLIC

(SEAL)



UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

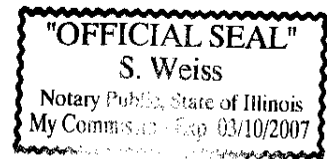
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Craig Golden, the Manager of 640-650 LAKE STREET, L.L.C., an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument 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 16th day of January, 2007.

S. Weiss

NOTARY PUBLIC

(SEAL)



STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

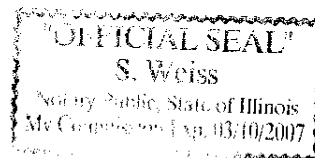
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Scott Goodman, the Manager of 640-650 LAKE STREET, L.L.C., an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument 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 16th day of January, 2007.

S. Weiss

NOTARY PUBLIC

(SEAL)



Send future real estate tax bills to:

Dan Development, Ltd.
1 Trans Am Plaza Drive, Suite 120
Oakbrook Terrace, Illinois 60181

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOTS 17-22, INCLUSIVE, IN BLOCK 63 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Common Addresses: 640-650 Lake Street
Chicago, Illinois

PINs: 17-09-313-004
17-09-313-005

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes and assessments.
2. All matters appearing of record pertaining to the Property.
3. The lien of any and all mortgages, trust deeds and other encumbrances upon the Property.
4. Any and all leases of the Property

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Signature: Daniel Droscher
Grantor or Agent

Subscribed and sworn to before me this 16th day of January, 2007.

Notary Public Marilyn K Thorpe



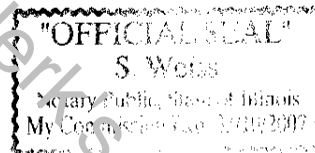
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 16, 2007

Signature: Tanora Ken
Grantee or Agent

Subscribed and sworn to before me this 16th day of January, 2007.

Notary Public S. Weiss



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: _____, 200__

Signature: _____
Grantee or Agent

Subscribed and sworn to before me this ____ day of _____, 200__.

Notary Public _____

UNOFFICIAL COPY

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Property of Cook County Clerk's Office