

# 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#: 0703234076 Fee: \$36.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/01/2007 01:05 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 RICHARD KANE, an individual, whose address is 1026 Michigan Avenue, Evanston, Illinois 60202, as to an 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 H. Smith Agent  
(By agent)

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

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

## GRANTOR:

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

By:

Daniel G. Dvorkin, Manager  
 Daniel G. Dvorkin, Manager

By:

Craig Golden, Manager  
 Craig Golden, Manager

By:

Scott Goodman, Manager  
 Scott Goodman, Manager

STATE OF ILLINOIS

COUNTY OF COOK

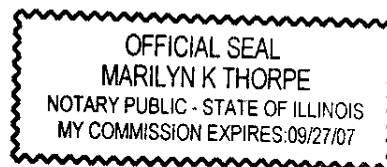
)  
 ) ss.  
 )

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 16<sup>th</sup> day of January, 2007.

Marilyn K. Thorpe  
 NOTARY PUBLIC

(SEAL)



**UNOFFICIAL COPY****STATE OF ILLINOIS**

)

) ss.

**COUNTY OF COOK**

)

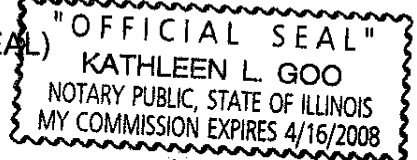
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Craig Golden, the Manager of 640-650 LAKE STREET, L.L.C., an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument 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 23<sup>rd</sup> day of January, 2007.

*Kathleen L. Goo*

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 23<sup>rd</sup> day of January, 2007.

*Kathleen L. Goo*

NOTARY PUBLIC

(SEAL)



Send future real estate tax bills to:

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

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## 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

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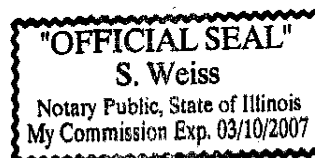
## STATEMENT BY GRANTOR AND GRANTEE

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: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before  
me this 16<sup>th</sup> day of January, 2007.

Notary Public S. Weiss

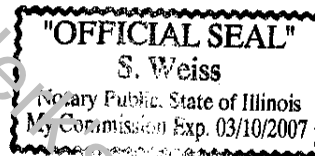
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: JAN 16, 2007

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before  
me this 16<sup>th</sup> 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 \_\_\_\_\_

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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