

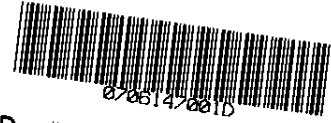
UNOFFICIAL COPY

After recording mail to:

David Goldstein
David L. Goldstein &
Associates
35 East Wacker
Suite 650
Chicago, IL 60601

Mail subsequent tax bills to:

Chicago 1651, L.L.C.
2636 North Lincoln Ave
Chicago, Illinois 60614



Doc#: 0706147001 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/02/2007 07:04 AM Pg: 1 of 4

4336616(15)

SPECIAL WARRANTY DEED

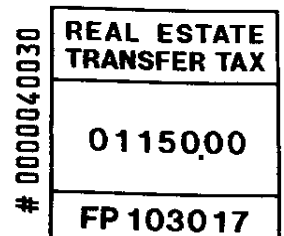
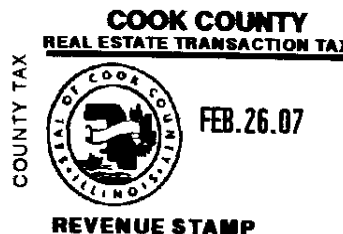
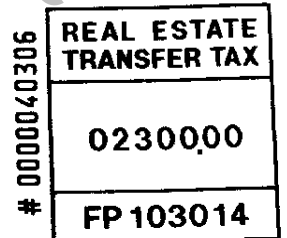
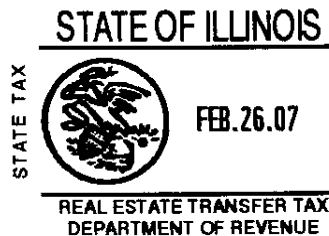
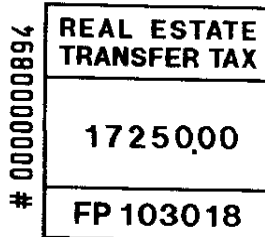
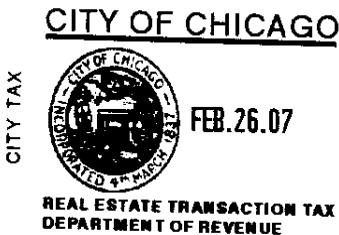
1651-59 W. CHICAGO LLC, an Illinois limited liability company, for and in consideration of the sum of **TEN DOLLARS** and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN and CONVEY**, unto **CHICAGO 1651, L.L.C.**, all of the following described real property in Cook County, Illinois, to-wit:

See Exhibit A attached hereto for description of real property

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, its successors and assigns forever; and it does hereby bind itself, its successors and assigns to **WARRANT AND DEFEND** all and singular the said premises unto the said grantees, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under it, but not otherwise, subject, however, to the matters set forth in Exhibit B attached hereto.

THIS IS NOT HOMESTEAD PROPERTY

[signature page]



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EXECUTED this 19th day of February, 2007.

1651-59 W. CHICAGO LLC, an Illinois limited liability company

By: [Signature]
Steven Golovan, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Siobhan Lally, a Notary Public in and for said County and State, do hereby certify that Steven Golovan, Manager of 1651-59 W. CHICAGO, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

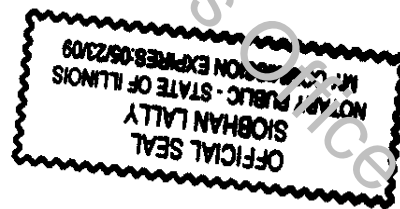
GIVEN under my hand and notarial seal this 19th day of February, 2007.

[Signature]
Notary Public

Commission expires 05/23/09

This document was prepared by:

Karl L. Marschel
Bell, Boyd & Lloyd LLP
70 West Madison St., Suite 3100
Chicago, Illinois 60602



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EXHIBIT A

Legal Description

LOTS 22, 23, 24 AND 25 IN HAMILTON'S SUBDIVISION OF BLOCK 1 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 17-07-203-001-0000 and 17-07-203-002-0000

Commonly known as 1651-1659 West Chicago, Chicago, Illinois

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EXHIBIT B

Permitted Exceptions

1. Covenants, conditions and restrictions of record;
2. Public and utility easements and roads and highways, if any;
3. Rights of parties in possession, if any;
4. Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; and
5. General taxes for the second installment of year 2006 and subsequent years.

Property of Cook County Clerk's Office