



Doc#: 0721433154 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/02/2007 01:32 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 31<sup>st</sup> day of July, 2007, between 1440-1470 HUBBARD, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the state of Delaware and duly authorized to transact business in the State of Illinois, a party of the first part, and 1440 HUBBARD, L.L.C, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office at 1440 West Hubbard, Chicago, Illinois, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of Ten and No/100ths Dollars (\$10.00) in hand paid by the party of the second part, the receipt of which is hereby acknowledged and pursuant to the authority of the Members of said company, by these presents, does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

PARCEL 1: LOTS 14 TO 25, BOTH INCLUSIVE, IN HAMBLETON'S SUBDIVISION OF BLOCK 1 OF ARMOUR'S SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: LOTS 23 TO 26, BOTH INCLUSIVE, IN BLOCK 17 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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 party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Subject to: Matters of Record as listed on Exhibit B attached hereto and made a part hereof.

1 OF 3

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# UNOFFICIAL COPY

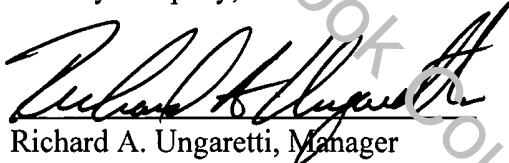
PIN(S): 17-08-131-056-0000; 17-08-131-057-0000; 17-08-131-058-0000; 17-08-131-059-0000; 17-08-131-060-0000; 17-08-131-061-0000; 17-08-131-062-0000; 17-08-131-063-0000; 17-08-131-064-0000; 17-08-131-065-0000; 17-08-131-066-0000; 17-08-131-067-0000; 17-08-131-068-0000; 17-08-131-069-0000; 17-08-131-070

Commonly known as: 1440 West Hubbard, Chicago, Illinois 60622

In Witness whereof, the Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Member this 31<sup>st</sup> day of July, 2007.


1440-1470 HUBBARD, LLC, an Illinois Limited liability company


By: MERLIN HUBBARD, LLC, an Illinois limited liability company, its Member

By:   
Richard A. Ungaretti, Manager

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2, SEC. 200, 1-2 (B-6) or PARAGRAPH    , SEC. 200, 1-4 (B) OF THE CHICAGO TRANSACTION TAX ORDINANCE.

8/1/07 Richard A. Ungaretti  
DATE BUYER, SELLER REPRESENTATIVE

STATE OF ILLINOIS	
STATE TAX	AUG -1.07
	# 0000008121
REAL ESTATE TRANSFER TAX	05650.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103024

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	AUG.-1.07
	# 0000006172
REAL ESTATE TRANSFER TAX	02825.00
REVENUE STAMP	FP 103022

# UNOFFICIAL COPY

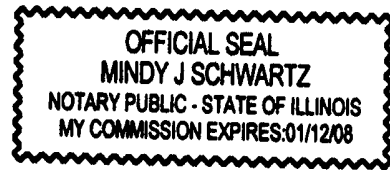
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF McHenry )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Richard A. Ungaretti, personally known to me to be the Manager of MERLIN HUBBARD, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before this day in person and acknowledged that as such manager, he signed and delivered the said instrument and caused the company seal of the company to be affixed thereto, pursuant to authority given by the Members, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and seal this 31<sup>st</sup> day of July, 2007.

*[Handwritten Signature]*

\_\_\_\_\_  
Notary Public  
My commission expires: 1/12/08



This instrument prepared by:

Richard A. Ungaretti, Esq.  
Ungaretti & Harris  
3500 Three First National Plaza  
Chicago, Illinois 60602

Send subsequent tax bills to:

1440 Hubbard, L.L.C.  
1440 W. Hubbard  
Chicago, Illinois 60622

*Upon recording, return to:*  
*Peter E. Harris, Esq.*  
*2300 Lincoln Park West*  
*Chicago, IL 60614*

# UNOFFICIAL COPY

## EXHIBIT B

### Matters of Record

- ~~1. Rights or claims of parties in possession not shown by the public records;~~
- ~~2. Easements, or claims or easements, not shown by the public records;~~
- ~~3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises;~~
- ~~4. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records;~~
5. Real estate taxes for the year 2006 and subsequent years;
6. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming b, through or under the lessees;
7. Encroachments as shown on the Plat of Survey issued by Certified Survey Inc. dated March 23, 2004 number 03669(Y)