

UNOFFICIAL COPY

**PREPARED BY AND WHEN
RECORDED RETURN TO:**

Martin B. Karol, Esq.
Levenfeld Pearlstein, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602



Doc#: 0808822129 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/28/2008 04:02 PM Pg: 1 of 5

(This Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

THE GRANTOR, NELS HOLDINGS, L.L.C. -- (640-650 LAKE), an Illinois limited liability company, whose address is 1980 W. Downer Place, Aurora, Illinois 60503, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to 640-650 LAKE STREET (SIDECAR), L.L.C., whose address is One Trans Am Plaza Drive, Suite 120, Oakbrook Terrace, Illinois 60181, 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

[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 11th of May, 2007.

GRANTOR:

NELS HOLDINGS, L.L.C. -- (640-650 LAKE), an Illinois limited liability company

By: *Nigel Rhodes*
Nigel Rhodes, Manager

By: *Ellen Rhodes*
Ellen Rhodes, 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 Nigel Rhodes, the Manager of NELS HOLDINGS, L.L.C. -- (640-650 LAKE), 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 10, day of May, 2007

Rocio James
NOTARY PUBLIC
(SEAL)

FP 103042
0000039899
0002500
REAL ESTATE TRANSFER TAX

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX
MAR. 28. 08

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
REAL ESTATE TRANSFER TAX
MAR. 28. 08

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 28. 08

COOK COUNTY
COUNTY TAX

OFFICIAL SEAL
Rocio James
Notary Public, State of Illinois
My Commission Expires May 18, 2010

City of Chicago
Dept. of Revenue
547914
03/28/2008 15:33 Batch 00729 90

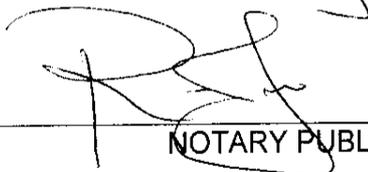
Real Estate
Transfer Stamp
\$555.00



UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ellen Rhodes, the Manager of NELS HOLDINGS, L.L.C. -- (640-650 LAKE), 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 10, day of May, 2007



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 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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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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