

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Statutory (Illinois)



Doc#: 1022318064 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/11/2010 02:54 PM Pg: 1 of 4

Above Space for Recorder's use only

THIS AGREEMENT, made this 4th day of August 2010, between **VM Halsted LLC**, an Illinois limited liability company ("**VM Halsted**") as to an undivided 3.78% interest; **GM Halsted LLC**, an Illinois limited liability company ("**GM Halsted**"), as to an undivided 19.08% interest; and **MM Halsted LLC**, an Illinois limited liability company ("**MM Halsted**") as to an undivided 26.64% interest, and duly authorized to transact business in the State of Illinois, collectively, party of the first part, and **Lincoln Park Clybourn 1900 LLC**, an Illinois limited liability company ("**LP 1900**"), party of the second part. WITNESSETH, that the party of the first part, for and in consideration of Ten and no/100ths Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of its Manager, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, an aggregate of an undivided 49.50% interest in all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and by this reference made a part hereof.

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:

See Exhibit A attached hereto and by this reference made a part hereof.

Permanent Index Number: 14-32-305-001

Address of real estate: 1980 N. Clybourn/1201 W. Cortland, Chicago, Illinois

[SIGNATURES ON NEXT PAGE]

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 3rd day of ~~June~~ August 2010.

VM Halsted LLC,
an Illinois limited liability company

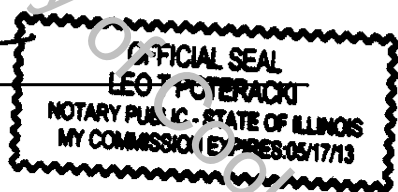
By: [Signature]
VAL MANAVES, its Manager

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 VAL MANAVES, as Manager of **VM Halsted LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 3rd day of June, 2010.

[Signature]
Notary Public
[SEAL]



GM Halsted LLC
an Illinois limited liability company

By: [Signature]
GEORGE MANAVES, its Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

STATE OF ILLINOIS

STATE TAX

AUG. 11. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

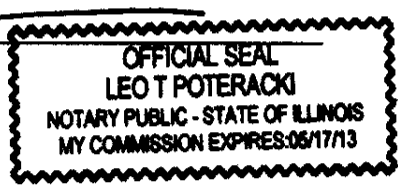
0000057986

REAL ESTATE TRANSFER TAX
00250.00
FP 103037

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that GEORGE MANAVES, as Manager of **GM Halsted LLC**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 3rd day of ~~June~~ August, 2010.

[Signature]
Notary Public
[SEAL]



COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

AUG. 11. 10

REVENUE STAMP

0000070198

REAL ESTATE TRANSFER TAX
00125.00
FP 103042

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MM Halsted LLC
an Illinois limited liability company

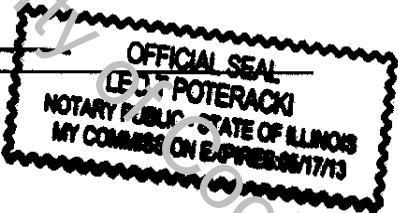
By: Matthew Mauer
~~MATHEW MAUER~~ its Manager

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 ~~MATHEW MAUER~~ as Manager of MM Halsted LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 31 day of ^{August} ~~June~~, 2010.

J. Potterack
Notary Public



[SEAL]

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
Steven DeGraff
Much Shelist
191 N. Wacker Drive, Suite 1800
Chicago, IL 60606



SEND SUBSEQUENT TAX BILLS TO:
Lincoln Park Clybourn 1900 LLC
c/o M. Development
412 N. Paulina Street
Chicago, IL 60622

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EXHIBIT A

Legal Description

LOTS 1, 2, 3, 4 AND 5 IN RESUBDIVISION OF BLOCK 3 IN SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 IN SHEFFIELDS ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-32-305-001-0000

Commonly known as 1980 N. Clybourn, Chicago, IL/1201 W. Cortland, Chicago, IL

Property of Cook County Clerk's Office