

2000/153 / 82 512

**Near North
National Title**

This Instrument Prepared by:
Jeffrey S. Arnold.
Piper Marbury Rudnick & Wolfe
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601

After Recording Return to:
James Pauletto, Esq.
220 East North Avenue
Northlake, Illinois 60164

Send Subsequent Tax Bills to:
James Biggs
Unit 705 and P-2
61 W. 15th Street
Chicago, IL 60605



This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture is made as of the 7th day of July, 2000, between **Burnham Station, L.L.C.**, an Illinois limited liability company ("Grantor"), whose address is 3101 North Greenview, Chicago, Illinois 60657, and James Biggs and Jennifer Biggs, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety ("Grantee"), whose address is 2342 North Janssen, Chicago, Illinois 60614;

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Parcel 1:

Unit No. 705 and P-2 in Burnham Station Condominium, as delineated on and defined on the plat of survey of the following described parcel of real estate: THAT PART OF BLOCKS 32 AND 33 IN ASSESSOR'S SECOND DIVISION OF THE EAST FRACTIONAL NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 33 IN ASSESSOR'S SECOND DIVISION, SAID SOUTHWEST CORNER DEEDED AS BEING 205.30 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; SAID WEST LINE OF BLOCK 33 BEARS NORTH 0 DEGREES 09 MINUTES 20 SECONDS WEST; THENCE NORTH 90 DEGREES EAST 14.74 FEET; THENCE NORTH 0 DEGREES EAST, 14.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 82.0 FEET; THENCE NORTH 0 DEGREES 3 MINUTES 21 SECONDS WEST, 242.0 FEET; THENCE SOUTH 89 DEGREES 56

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MINUTES 39 SECONDS WEST, 82.0 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 21 SECONDS EAST, 242.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded March 7, 2000 as Document No. 00159774, as amended from time to time, together with its undivided percentage interest in the common elements.

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Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 aforesaid, as set forth in the Declaration of Easements, Restrictions and Covenants for Burnham Station Master Association recorded August 25, 1999 as Document Number 99811483, as amended from time to time.

Commonly known as Unit 705 and P-2, 61 W. 15th Street, Chicago, Illinois. Part of PINs 17-21-210-096 and 097.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises,

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act; (c) the Declaration, including all amendments and exhibits; (d) Declaration of Easements, Restrictions and Covenants for Burnham Station Master Association; (e) applicable zoning and building laws and ordinances; (f) covenants, conditions and restrictions of record; (g)

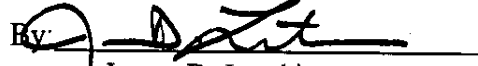
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private, public and utility easements; (h) rights, if any, of persons providing private television services; (i) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (j) any other matters which shall be insured over by Near North National Title Corporation.


IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.


BURNHAM STATION, L.L.C., 00507749
limited liability company

By: JDL Development Corp., an Illinois
corporation, its managing member

By: 
James D. Letchinger,
President

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 JUL. 10.00	00282.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000001393 FP326703

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 JUL. 10.00	00141.00
	REVENUE STAMP	# 0000001393 FP326657

CITY TAX	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	 JUL. 10.00	02115.00
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000001309 FP326675

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Wendy Fluder, a Notary Public in and for the County and State aforesaid, do hereby certify that James D. Letchinger, President of JDL Development Corp., the managing member of Burnham Station, 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, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act, and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7th day of July, 2000.

00507749

Wendy Fluder
Notary Public

My Commission Expires:

