

SPECIAL WARRANTY DEED  
STATUTORY (ILLINOIS)  
(LIMITED LIABILITY COMPANY  
TO INDIVIDUAL)



THE GRANTOR, 4654-60 N.  
SPAULDING, LLC, 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, for and  
in consideration of the sum of TEN (10.00) and  
00/100 DOLLARS and other good and  
valuable consideration, in hand paid and pursuant to the authority of the Managing Member of said Limited  
Liability Company, CONVEYS AND WARRANTS TO:

(above space for recorder only)

WILLIAM . COMBS and ITOJI KAWASAKI-COMBS  
1747 W. Roscoe, #2  
Chicago, IL 60657

As husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as  
Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of  
Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED  
HERETO AND MADE A PART HEREOF AS EXHIBIT A.

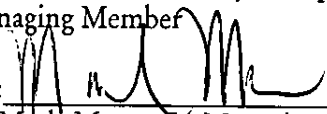
PIN: 13-14-204-019-0000

Common Address: 4654 N. Spaulding, Unit 3/PU-2/SU-54-3 Chicago, Illinois

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for  
improvements not yet completed and other assessments or installments thereof not due and payable at the  
time of closing; (3) applicable zoning and building laws or ordinances; (4) utility easements, covenants,  
conditions, restrictions, easements, and agreements of record; (5) provision of the Condominium Property  
Act of Illinois; (6) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (7)  
liens and other matters as to which the Title Insurer commits to insure Buyer against loss of damage; (8) the  
Declaration of Condominium;

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Managing  
Member this 27th day of July, 2000.

4654-60 N. Spaulding, L.L.C, an Illinois  
Limited Liability Company,  
BY: JMM Developments, LLC, an  
Illinois Limited Liability Company, Its  
Managing Member

BY:   
Marla Mason, Its Managing Member

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State of Illinois )  
County of Cook ) ss

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Marla Mason, Managing Member of JMM Developments, LLC, the Managing Member of 4654-60 N. Spaulding, LLC, 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 as the Managing Member that she signed, sealed and delivered the said instrument pursuant to authority given by the Managing Member as her free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 27th day of July, 2000

My commission expires:

  
\_\_\_\_\_  
Notary Public



This Instrument was prepared by Parter, Dawn & Associates, 70 W. Madison, Suite 610, Chicago, IL.

After recording  
Mail to:


Send subsequent tax bills to:

Larry Mack  
300 W. Washington, Suite 901  
Chicago, IL 60606

William P. Combs  
4654 N. Spaulding, #3  
Chicago, IL 60625

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

 AUG. -9.00

REVENUE STAMP

# 000022786

REAL ESTATE TRANSFER TAX
00083.75
FP326670

City of Chicago  
Dept. of Revenue

 Real Estate  
Transfer Stamp


232440 \$990.00

08/09/2000 10:26 Batch 01637 10

c:\msword\re\spc.deed  
2605

STATE TAX

STATE OF ILLINOIS

 AUG. -9.00

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000016196

REAL ESTATE TRANSFER TAX
00167.50
FP326660

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## EXHIBIT A

### LEGAL DESCRIPTION:

UNIT 4654-3 AND PU-2 IN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 25 AND 26 IN BLOCK 16 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 655.6 FEET AND EXCEPT THE NORTHWEST ELEVATED RAILROAD YARDS AND RIGHT OF WAY) BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 26, 152.62 FEET WEST OF INTERSECTION OF SAID LINE WITH THE WEST LINE OF SPAULDING AVENUE; THENCE NORTHWESTERLY ON A STRAIGHT LINE 60.34 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF LOT 25, 16 FEET EAST OF THE WEST LINE; THENCE EAST ALONG THE NORTH LINE OF LOT 25, 158.9 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 25; THENCE SOUTH ALONG THE EAST LINE OF LOTS 25 AND 26, 60 FEET TO THE SOUTHEAST CORNER OF LOT 26; THENCE WEST ALONG THE SOUTH LINE OF LOT 26 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS DOCUMENT 00378329, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NO.: 13-14-204-019

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property 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 property describe therein.

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