



This Instrument Prepared by:
Adam T. Berkoff
Piper Marbury Rudnick & Wolfe
203 North LaSalle Street
Suite 1500
Chicago, Illinois 60601-1293

After Recording Return to:
John Aylesworth, Esq.
Mulryan & York
3442 North Southport Avenue
Chicago, Illinois 60657

Send Subsequent Tax Bills to:
Daniel Ellsworth and Dorian Wolff
Unit 1A
1448 N. Orleans
Chicago, Illinois 60610

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SPECIAL WARRANTY DEED

This Indenture is made as of the 27th day of September, 2000, between **1448 North Orleans, L.L.C., an Illinois limited liability company ("Grantor")**, whose address is 425 Huehl Road, Building 18, Northbrook, Illinois 60062, and **Daniel Ellsworth and Dorian Wolff** (together as "**Grantee**"), whose address is 3512 N. Janssen, Apt. 1, Chicago, Illinois 60657;

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, as JOINT TENANTS, and their successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Units 1A and P12 in The Carriage Park Lofts Condominium, as delineated on and defined on the plat of survey of the following described parcel of real estate:

THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 49 ALSO THAT PART OF THE EAST 1/2 OF LOT 50 LYING NORTH OF THE SOUTH WALL OF AN EXISTING TALL 1 STORY BRICK BUILDING, SAID SOUTH WALL BEING A STRAIGHT LINE RUNNING FROM A POINT ON THE EAST LINE OF SAID LOT 50, 31.09 FEET SOUTH OF THE NORTH LINE OF LOT 50 AS MEASURED ON THE EAST LINE THEREOF, TO A POINT ON THE WEST LINE OF THE SAID EAST 1/2 OF LOT 50, 31.16 FEET SOUTH OF THE NORTH LINE OF LOT 50 AS MEASURED ON THE WEST LINE THEREOF, ALL IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS

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ADP

120 AND 125, AND ALL OF LOTS 123, 124, 127 TO 134 INCLUSIVE AND 137 IN BRONSON'S ADDITION TO CHICAGO, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 00755103, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Commonly known as Units 1A and P12, 1448 North Orleans Street, Chicago, Illinois.
PIN No. 17-04-200-077.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Declaration of Condominium, aforesaid, 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 described 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 the Declaration were recited and stipulated at length herein.

The Tenant of the Units had no right of first refusal.

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: (1) general and special real estate taxes and assessments not yet due and payable; (2) the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Carriage Park Lofts Condominium Association, including all amendments and exhibits thereto, and all associated condominium documents; (3) the Illinois Condominium Property Act; (4)

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easements, building and building line restrictions of record, applicable building and zoning laws and ordinances; (5) rights, agreements, covenants, conditions and restrictions of record; (6) acts done or suffered by or judgments against Grantee or anyone claiming by, through or under Grantee; (7) Grantee's mortgage, if any, and related documents; (8) leases or licenses affecting the common elements in the Carriage Park Lofts Condominium; (9) the No Further Remediation Letter described in Section 13-72-020(B)(10) of, and Exhibit C to, the City of Chicago Condominium Property Report; (10) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee; and (11) matters pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money and which Grantor may so remove by using the funds to be paid upon delivery of this Deed or by obtaining a title insurance endorsement insuring Grantee against the same.

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

1448 NORTH ORLEANS, L.L.C., an Illinois limited liability company

By: Red Seal Development Corp., an Illinois corporation, a manager

By: 
Its: 

COOK CO. NO. 016
3 1 6 7 8
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.B. 10775 NOV 16 '00 DEPT. OF REVENUE 264.00

★ 9 7 4 5 6 ★
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE NOV 16 '00 P.B. 11187 990.00 ★

3 3 9 1 5 2
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV 16 '00 P.B. 9427 132.00

★ 0 9 7 4 5 7 ★
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
★ DEPT. OF REVENUE NOV 16 '00 P.B. 11187 990.00 ★

