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0010882010

00/00 8 18 001 Page 1 of 7  
2001-09-21 10:18:40  
Cook County Recorder 33.00

Forward recorded document to:

Bowie Subakan Ltd  
203 N. WABASH, S 1600  
CHICAGO, IL 60601



0010882010

ABOVE SPACE FOR RECORDER'S USE ONLY



**SPECIAL WARRANTY DEED**  
(Individual)

This indenture, made this 1st day of August, 2001, between West Adams Street L.L.C., a 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, party of the first part, and Vitaly Shatsky, 1000 W. Adams #406, Chicago, IL 60607 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and 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 the Managing Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to \_\_\_\_\_ heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto.

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, their 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, their 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 incumbered 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:

- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;

TICOR TITLE INSURANCE

Property of Cook County Clerk's Office

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**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**

COUNTY TAX



SEP. 20. 01

REVENUE STAMP

# 0000001586

**REAL ESTATE**  
**TRANSFER TAX**

00112.00

FP326707

**STATE OF ILLINOIS**

STATE TAX



SEP. 20. 01

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000001615

**REAL ESTATE**  
**TRANSFER TAX**

00224.00

FP 102809

**CITY OF CHICAGO**

CITY TAX



SEP. 20. 01

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002700

**REAL ESTATE**  
**TRANSFER TAX**

01680.00

FP 102803

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- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;
- (d) The Declaration to West Adams Street Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois Condominium Property Act;
- (f) The Plat attached as Exhibit \_\_\_ to the Declaration;
- (g) Applicable zoning and building laws and ordinances;
- (h) Roads and highways, if any;
- (i) Unrecorded public utility easements, if any;
- (j) Grantee's mortgage, if any;
- (k) Plats of dedication and covenants thereof; and
- (l) Acts done or suffered by Grantee, or anyone claiming under Grantee.

Permanent Real Estate Index Number(s):

Address(es) of real estate: 1000 W. Adams #406, Chicago, Illinois, IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managing Member the day and year first above written.

WEST ADAMS STREET L.L.C., an Illinois limited liability company

By: Concord Development Corporation  
of Illinois, an Illinois corporation.  
Managing Member

By:   
Its: President

THIS INSTRUMENT PREPARED  
BY:

Brian Meltzer  
MELTZER, PURTILL & STELLE  
1515 East Woodfield Road

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Suite 250  
Schaumburg, Illinois 60173-5431  
(847) 330-2400

SEND SUBSEQUENT TAX BILLS TO:

Vitaly Shatsky  
(NAME)

1749 N. Wills, # 2110  
(ADDRESS)

Chicago, IL 60614  
(CITY, STATE AND ZIP)

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## EXHIBIT A

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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, 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 said Declaration were recited and stipulated at length herein.

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## TICOR TITLE INSURANCE COMPANY

STREET ADDRESS: 1000 W. ADAMS UNIT #406.  
CITY: CHICAGO COUNTY: COOK COUNTY

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT NUMBER 406 IN THE 1000 ADAMS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS OR PARTS THEREOF AND VACATED ALLEYS ADJOINING SAID LOTS IN C. S. SHERMAN'S SUBDIVISION OF THE SOUTH 245 FEET OF THE EAST 189 FEET OF TWO TRACTS KNOWN AS BLOCK 6 IN DUNCAN'S ADDITION AND BLOCK 13 OF CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 001060522, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

#### PARCEL 2:

THE RIGHT TO THE USE OF PARKING SPACE 51 A LIMITED COMMON ELEMENT AS RECORDED ON THE AFORESAID DECLARATION OF CONDOMINIUM

PERMANENT INDEX NUMBERS: 17-17-211-018-0000  
17-17-211-019-0000  
17-17-211-020-0000  
17-17-211-021-0000  
17-17-211-023-0000

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