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5025/0232 45 001 Page 1 of 7  
2001-10-02 13:44:53  
Cook County Recorder 33.50

Forward recorded document to:

Bruce Rafelson, Ltd.  
203 N. WABASH, S. 1600  
CHICAGO, IL 60601



469142



ABOVE SPACE FOR RECORDER'S USE ONLY

**SPECIAL WARRANTY DEED**  
(~~Joint Tenancy~~)

TICOR TITLE INSURANCE

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 Serge Goryunov and Lena Goryunov, 1000 W. Adam, Unit #405, Chicago, IL 60607, party of the second part, not in tenancy in common, ~~but in joint tenancy~~ 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, not in tenancy in common, but in joint tenancy, and to their 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:

\*not in joint tenancy, but as tenants by the entirety.  
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;
- (b) Special taxes or assessments for improvements not yet completed;

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



OCT.-1.01

REVENUE STAMP

# 0000001640

**REAL ESTATE  
TRANSFER TAX**

0011225

FP326707

**STATE OF ILLINOIS**

STATE TAX



OCT.-1.01

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000001668

**REAL ESTATE  
TRANSFER TAX**

0022450

FP 102809

**CITY OF CHICAGO**

CITY TAX



OCT.-1.01

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002752

**REAL ESTATE  
TRANSFER TAX**

0168375

FP 102803

10917684

Cook County Clerk's Office

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(847) 330-2400

SEND SUBSEQUENT TAX BILLS TO:

Serge Goryunov  
(NAME)

1000 W. Adams Unit 405  
(ADDRESS)

Chicago IL 60607  
(CITY, STATE AND ZIP)

Property of Cook County Clerk's Office

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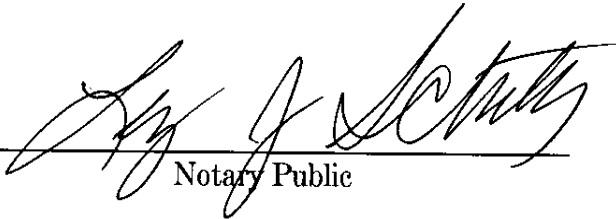
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STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Moretti personally known to me to be the President of Concord Development Corporation of Illinois, Managing Member of West Adams Street L.L.C., and 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 such President signed and delivered the said instrument on behalf of West Adams Street L.L.C., pursuant to authority, given by the members of West Adams Street L.L.C., as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of August, 2001.

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

Commission expires: 

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## EXHIBIT A

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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(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 #405, 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: [Signature]  
Its: President

**THIS INSTRUMENT PREPARED  
BY:**

*Brian Meltzer*  
**MELTZER, PURTILL & STELLE**  
1515 East Woodfield Road  
Suite 250  
Schaumburg, Illinois 60173-5431

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## TICOR TITLE INSURANCE COMPANY

STREET ADDRESS: 1000 W. ADAMS UNIT 405  
CITY: CHICAGO COUNTY: COOK COUNTY

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT NUMBER 405 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 0010605059, 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 650, 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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