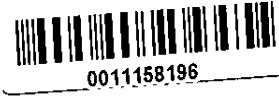


# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



After Recording Mail To:

Boyle L. Weinberg  
100 N. LaSalle #2400  
Chicago, IL 60602.

0011158196

9447/0012 10 001 Page 1 of 3  
2001-12-07 09:13:54  
Cook County Recorder 25.50

Mail Tax bills to:

Edward J. Mangan  
655 N. Irving Park Rd #5401  
Chicago IL 60613

This 1st day of November, 2001, Know All Men By These Presents Park Place Tower I, LLC, a Delaware Limited Liability Company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to Grantor, by Edward J. Mangan (the "Grantee") whose address is 655 W. Irving Park Road, Unit 5401, Chicago, Illinois 60613, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee the following described property situated in the City of Chicago, Cook County, State of Illinois to-wit:

See Exhibit A

First American Title  
Order # PC 11758  
10F3

Commonly known as: Unit(s) 1803 and A-24, 655 West Irving Park Road, Chicago, Illinois 60613

Permanent index numbers: Part of 14-21-101-031-0000 and 14-21-101-032-0000 (Pre-conversion).

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

City of Chicago  
Dept. of Revenue  
266619



Real Estate  
Transfer Stamp  
\$1,507.50

12/04/2001 08:35 Batch 03168 7

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Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Either (a) no tenant had a right of first refusal to purchase the unit(s) on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (b) at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the tenant thereof failed to exercise or waived its first right and option to purchase the Unit, all as provided in the Act or (c) the Grantee was a tenant of the Unit prior to the conversion of the Property to Condominium.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER and the Grantor hereby does bind itself; its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

PARK PLACE TOWER I, LLC,  
A Delaware Limited Liability Company

By: \_\_\_\_\_

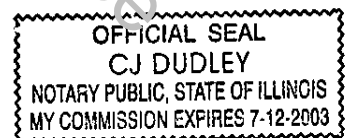
Roy Blavise  
Its duly authorized agent

STATE OF ILLINOIS)  
                                  )ss  
COUNTY OF COOK )

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Roy Blavise, personally known to me to be the duly authorized agent of Park Place Tower I, LLC, a Delaware Limited Liability Company, 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 he as such duly authorized representative, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day of November, 2001

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



Prepared by: Nona Brady, 11801 Southwest Highway, 2S, Palos Heights, Illinois 60463

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Exhibit A

## Legal Description

Parcel 1: Unit(s) 1803 and A-24 in Park Place Tower I, a condominium as delineated on plat of survey, which plat of survey is attached as Exhibit "E" to the Declaration of Condominium recorded

10-31-01, 2001 in the Office of the Recorder of Deeds

of Cook County, Illinois, as document number 0011020878, together with a percentage of the common elements appurtenant to the unit as set forth in said declaration of condominium, in the Northwest Fractional 1/4 of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: Unit(s) 1803 and A-24, 655 West Irving Park Road, Chicago, Illinois 60613  
Permanent index numbers: Part of 14-21-101-031-0000 and 14-21-101-032-0000 (Pre-conversion).

11158196

STATE TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

DEC.-3.01

REVENUE STAMP

COUNTY TAX

REVENUE STAMP

REAL ESTATE TRANSACTION TAX

COOK COUNTY

DEC.-3.01

# 0000834704

REAL ESTATE TRANSFER TAX	0020100
FP 326669	

# 0000068259

REAL ESTATE TRANSFER TAX	0010050
FP 326670	

Property of Cook County Clerk's Office