SPECIAL WARRANTY DEED OFFICIAL CO000/0020 32 001 Page 1 of

2000-03-14 10:44:47

Cook County Recorder

THIS INDENTURE, made this 29th day of FEBRUARY,

2000 between FILLMORE

DEVELOPMENT 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

of Illinois known as and described as follows:

the State of Illinois, party of the first part, and, Raymond Zilionis, Chicago, IL, 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 (\$10.00) dollars 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 Vice President of grantor, by these presents does REMISE, RE' EASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, fule, 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 a signs, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered 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: Real Estate Taxes not yet payable, special taxes or assessments for improvements not yet completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall rights, easements of record; the plat, act of grantee; Illinois Condom nium Property Act.

Grantor also hereby grants to the Grantee, its successor and assigns, as rights and easement appurtenant to the above described real estate, the rights and easement 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 penefit 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.

Permanent Real Estate Index Number: Part of 17-17-328-015 & 016

Address of Real Estate: 1407A & 1407B West Fillmore Street, Chicago, IL 60607

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Vice President of Manager, the day and year above written.

FILLMORE DEVELOPMENTA

Its: Vice President of Manager

City of @hicabo

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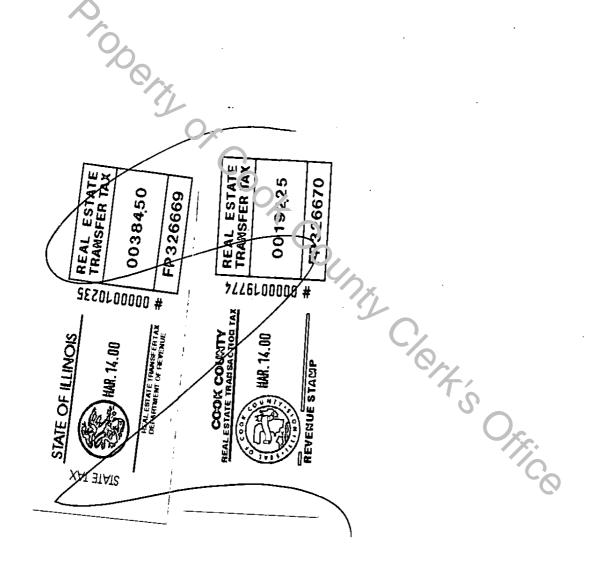
LE NUMBER:

SCHEDULE A CONTINUED

00179975

LEGAL DESCRIPTION:

THE WEST 22.50 FEET OF THE EAST 55.41 FEET (EXCEPT THE SOUTH 24.0 FEET) TOGETHER WITH THE WEST 20.67 FEET OF THE EAST 49.07 FEET OF THE SOUTH 24.0 FEET OF LOTS 42, 43, AND 44 TAKEN AS A TRACT, IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS	Y		VU	Г	CI	AL	٠ ,	
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COUNTY OF COOK

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, Louis Espinos a Notary Public, in and for said County, in the State aforesaid, do
nereby certify that Richard H. Lillie, Jr., Vice President of the Manager of Fillmore Development,
L.C., an Illinois limited liability company, personally known to me to be the same person whose
name is subscribed to the foregoing instrument as such Vice President of Management appeared
pefore me this day in person and acknowledged that he signed and delivered said instrument as his
own free and voluntary act and as the free and voluntary act of said company, for the uses and
purposes therein set forth.

Given under my hand and Notarial Seal this 29th day of FEBLUARY, 2000.

My Commission (Expires: 10/29/co

This instrument was prepared by:

Thrush Realty 357 W. Chicago Avenue Chicago, IL 60610

Mail To:

Robert Blinstrubas, Esq. 15 Spinning Wheel Rd. #415

Hinsdale, IL 60521

nice.

October County Clarks Office