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1705/0139 45 001 Page 1 of 3
2002-02-05 10:23:57
Cook County Recorder 25.00

SPECIAL
WARRANTY
DEED



CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE
JAN 29 '02
PB 11193



921.00

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The above space reserved for Recorder's use only.

THIS INDENTURE, made, October 5, 2001 between 1740 NORTH MAPLEWOOD, L.L.C., an Illinois Limited Liability Company, located at 4252 N. Cicero, Chicago, IL 60618, duly authorized to transact business in the State of Illinois, party of the first part, and William James O' Connor and Kathryn Anne Sharp, as Joint Tenants with rights of survivorship, and not as Tenants in Common, 555 W. Madison Tower #1 Apt. 4311, Chicago, IL, 60661, 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 other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on 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, his/her/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, his/her/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 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 those exceptions listed on Exhibit A attached hereto.

BOX 333-CTT

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Property of Cook County Clerk's Office

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EXHIBIT A

Unit 204 in Buck City Lofts Condominium as depicted on the Survey of the following described real estate:

CERTAIN LOTS IN BLOCK 6 IN J.W. ~~HAMBLETON'S~~ SUBDIVISION OF THE ~~EAST~~ HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL ~~MERIDIAN~~ WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010923251, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Subject to: (a) general real estate taxes not yet due any payable at the time of closing; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (c) all rights, easements, restrictions, conditions and reservations of record and contained in the Declaration; (d) easements, restrictions, conditions, building set-back lines and reservations of record; (e) the Plat; (f) the Declaration, the By-Laws and all other townhouse documents and all amendments and exhibits thereto; (g) applicable zoning and building laws and building lines restrictions and ordinances; (h) easements, encroachments and other matters affecting title to the Property, the Common Area or the Premises; (i) unrecorded public utility easements, if any; (j) party of the second part's mortgage, if any; (k) streets and highways, if any; (l) acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part; and (m) liens and other matters of title over which Chicago Title Insurance Company, is willing to insure without cost to party of the second part.

Party of the first part also hereby grants to the party of the second part, his/het/their 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 the party of the first part 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.

Common Address: 1740-48 N. Maplewood Ave.
Chicago, Illinois 60647

Permanent Index Numbers: 13-36-421-001-0000
13-36-421-021-0000
13-36-421-022-0000

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