

SPECIAL WARRANTY DEED  
Statutory (ILLINOIS)

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0020164329

1797/0086 33 001 Page 1 of 4  
2002-02-08 13:43:02  
Cook County Recorder 27.50

THE GRANTOR,

L. L.L.C., an Illinois limited liability company, created in 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 for the consideration of Ten and 00/100ths (\$10.00) DOLLARS, and for good and other valuable consideration in hand paid, CONVEYS and WARRANTS to

JEFFREY F. DORFMAN AND  
MICHELLE L. SCHLOCKER

2407 N. Clark St.  
Chicago, Illinois 60614  
as Joint Tenants and not as Tenants  
in Common



all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject only to: SEE EXHIBIT "A" ATTACHED HERETO.

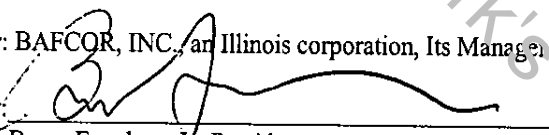
Property Address: 2342 W. BLOOMINGDALE AVENUE, UNITS 103 AND P-15, CHICAGO, ILLINOIS.


Permanent Index Number: 14-31-310-046, 14-31-310-047, 14-31-310-048, 14-31-310-049, 14-31-310-050, 14-31-310-051, 14-31-310-052, 14-31-310-053


In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager on this 7th day of February, 2002


L. L.L.C., an Illinois limited liability company

By: BAFCOR, INC., an Illinois corporation, Its Manager

By:   
Bruce Fogelson, Its President

CITY OF CHICAGO	
	FEB.-8.02
CITY TAX	REAL ESTATE TRANSFER TAX
# 0000003478	0109500
	FP326675
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	FEB.-8.02
COUNTY TAX	REAL ESTATE TRANSFER TAX
# 0000001657	0012700
	FP326657
REVENUE STAMP	

STATE OF ILLINOIS	
	FEB.-8.02
STATE TAX	REAL ESTATE TRANSFER TAX
# 0000003796	0025400
	FP326703
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

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State of Illinois )  
                          ) SS  
County of Cook ).

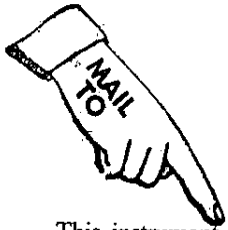
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I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bruce Fogelson, personally known to me to be the President of BAFCOR, INC., an Illinois corporation, the Manager of L. L.L.C., an Illinois limited liability company, 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 signed and delivered the said instrument as such President of BAFCOR, INC., an Illinois corporation pursuant to authority, 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.

(SEAL) FELICIA TYUS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 9/4/2005

GIVEN under my hand and official seal on February 7, 2002.

*Felicia Tyus*  
\_\_\_\_\_  
Notary Public



This instrument was prepared by: Joan M. Ferraro, c/o Ferraro & Rosemeyer, Ltd., 1616 North Damen Avenue, Suite 100, Chicago, Illinois 60647.

MAIL TO:  
Larry S. Mayster  
Larry S. Mayster, Ltd.  
221 N. LaSalle, Suite 1200  
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:  
*Jeffrey F. Dorfman*  
*2342 W. Bloomingdale Ave*  
*Unit 103*  
*Chicago, IL 60614*

CITY OF CHICAGO



FEB. 12. 02

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

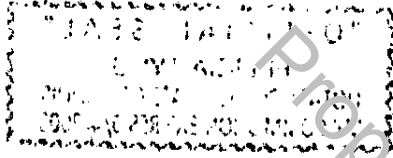
# 0000003493

REAL ESTATE  
TRANSFER TAX

0081000

FP326675

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EXHIBIT A

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## LEGAL DESCRIPTION

PARCEL 1:

UNIT 103 AND P-15 IN BUCKTOWN VIEW CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 192 FEET OF THE WEST 292 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 34 TO 43, BOTH INCLUSIVE, IN BLOCK 14 IN PIERCE'S ADDITION TO HOLSTEIN IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO, LOTS 1 TO 16, INCLUSIVE AND LOT 17 (EXCEPT THAT PART WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31) IN THE SUBDIVISION OF LOTS 20 TO 34 INCLUSIVE, EXCEPT THE EAST 17.12 FEET OF LOT 34 IN BLOCK 14 IN PIERCE'S ADDITION TO HOLSTEIN, BEING IN THE NORTH  $\frac{1}{2}$  OF THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED 12/20/01 AS DOCUMENT NUMBER 0011214250 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 THE 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.

SUBJECT ONLY TO: GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SPECIAL TAXES AND ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED (NONE ARE ANTICIPATED); APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES FOR WHICH NO REPRESENTATION IS MADE AND NONE RELIED UPON;

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COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES OF RECORD; PARTY WALL RIGHTS AND AGREEMENTS, AND ENCROACHMENTS, IF ANY ( AND PARTICULARLY OF THE CONDOMINIUM ITSELF); THE RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AND RESERVATIONS BY THE CONDOMINIUM ASSOCIATION AND SELLER/DEVELOPER TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS; PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT OF ILLINOIS; INSTALLMENTS DUE AT OR AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; ACTS DONE OR SUFFERED BY PURCHASER; SUCH OTHER MATTERS OF RECORD WHICH PURCHASER REASONABLY ACCEPTS OR TO WHICH THE TITLE INSURER COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE AND TERMS, LIMITATIONS AND CONDITIONS OF SELLER'S WARRANTEE(S).

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