



0020176929

SPECIAL WARRANTY DEED

THIS AGREEMENT, made this 27th day of December 2001, between WYDOE 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 the State of Illinois ("Grantor"), and Angelo H. Kikos and George Kikos ("Grantees"),

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to his/her/their heirs and assigns, FOREVER, not in Tenancy in Common, but in JOINT TENANCY with rights of survivorship, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof

Permanent Real Estate Numbers: 17-15-304-038 Water Meter: 93443880 & 10830641

Address(es) of real estate: P 37 in Burnham Park Plaza Condominium - Parking Facility 40 East 9th Street, Chicago, Illinois 60605

THIS INSTRUMENT WAS PREPARED BY: Michael S. Kurtzon
Schwartz, Cooper, Greenberger & Krauss
180 North LaSalle Street, Suite 2700
Chicago, Illinois 60601

AFTER RECORDING RETURN TO OWNER: Angelo H. Kikos & George Kikos
2029 Manor Lane
Park Ridge, IL 60068

Mail Tax Bill to Owner.

BOX 333-CTI

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Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the property described herein, the rights and easements for the benefit of said property set forth in the Burnham Park Plaza Declaration of Covenants, Conditions, Restrictions and Easements recorded February 28, 2000 (the "Declaration") and in the Declaration of Condominium (the "41 East Declaration") and recorded as Document No. 0010751185 with the Cook County Recorder of Deeds on August 15, 2001, 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 through the provisions of said Declaration were recited and stipulated at length herein.

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 party, 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, not in tenancy in common, but in JOINT TENANCY forever, with the appurtenances, unto the Grantee, his/her/their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, 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.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the day and year first above written.

4200.12B6

EXEMPT FROM TAXATION UNDER THE PROVISION OF PARAGRAPH 10 SECTION 10 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH 10 SECTION 10 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

12/27/01
Date

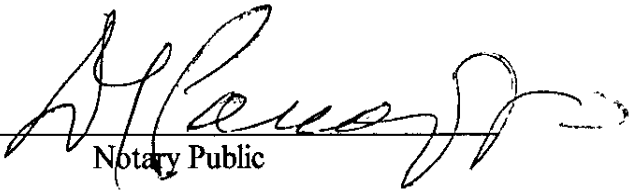
William M. Moore
Buyer, Seller or Representative

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

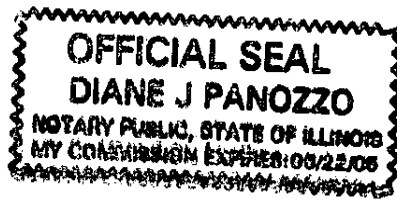
By: Wayne Chertow
Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Diane J. Panozzo, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Chertow, personally known to me to be the Manager of WYDOE Development, 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 as such Manager he signed and delivered the said instrument 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.



Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT P 37 IN THE BURNHAM PARK PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 18 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00144975, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS GRANTED AND SET FORTH IN THE BURNHAM PARK PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00144974 AND IN THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE RESIDENCES OF FORTY ONE EAST EIGHT CONDOMINIUM RECORDED AS DOCUMENT 0010751185.

Cook County Clerk's Office

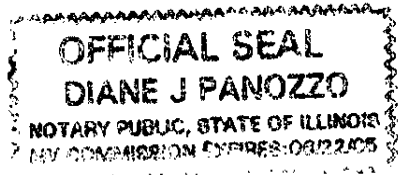
STATEMENT BY GRANTOR AND GRANTEE
UNOFFICIAL COPY

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12-27, 2001 Signature: Wayne Cleator
Grantor or Agent

Subscribed and sworn to before me by the
said _____
this 27 day of Dec. 2001

[Signature]
Notary Public

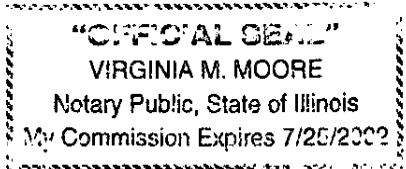


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real-estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12-27, 2001 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said _____
this 27th day of dec.
2001.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]