

UNOFFICIAL COPY

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2002-01-28 09:22:09

Cook County Recorder 25.50

SPECIAL WARRANTY DEED



After Recording Mail To:

CATHERINE HWA, ESQ.
5000 N. BROADWAY, 2ND FL.
CHICAGO, IL 60640

Mail Tax bills to:

Catherine Larson
P.O. Box 642096
Chicago IL 60664-2096

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This 30th 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 Catherine Larson (the "Grantee") whose address is 860 West Lakeside, Apartment B, Chicago, Illinois 60640, 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:

First American Title
Order # *TP-5859*
10f2

See Exhibit A

Commonly known as: Unit(s) 2713, 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
269691
01/23/2002 14:10 Batch 02274 5
Real Estate
Transfer Stamp
\$1,398.75



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CATHERINE M. HARRIS, ESQ.
2000 N. BRADWAY, 2ND FL.
CHICAGO, IL 60640

Property of Cook County Clerk's Office

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, subject to the Permitted Encumbrances.

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

By: [Signature]
Roy Blavise
Its duly authorized agent

STATE OF ILLINOIS §
 §
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 6th day of November, 2001

[Signature]
Notary Public



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Exhibit A

Legal Description

Parcel 1: Unit(s) 2713 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 October 31, 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.

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