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0020203855

GEORGE E. COLE FORM NO. 801  
LEGAL FORMS  
February, 1985

2022/0036 33 001 Page 1 of 5  
2002-02-21 09:42:11  
Cook County Recorder 29.50

**SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)**



0020203855

CAUTION: under this form. Neither the publisher nor the Grantor of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

20020221094211

**THIS INDENTURE**, made this 29<sup>th</sup> day of January, 2002 between **M.G. INTERNATIONAL, L.C.**, an Illinois limited liability company ("Grantor"), party of the first part, **RITA IVANAUSKAITE** of 2500 North Milwaukee, Chicago, Illinois 60647 ("Grantees"), party of the second part, of Chicago, Illinois.

**WITNESSETH**, that Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Manager of said Grantor by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to her heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

**SEE ATTACHED EXHIBIT "A"**

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 Grantor, 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 Grantee, her heirs and assigns forever. 5m

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, her 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same only by through or under it, subject to:

**SEE ATTACHED EXHIBIT "B"**

Grantor also hereby grants to the Grantee, her heirs 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 Ownership and of Easements, Restrictions, Covenants and By-Laws ("Declaration"), 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 Special Warranty 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(s): 14-16-303-025-0000 (affects property in question and other property)  
Address(es) of Real Estate: 4180 North Marine Drive, Unit 603, Parking Unit P-4, Chicago, Illinois, 60613

City of Chicago

Dept. of Revenue

271495



Real Estate

Transfer Stamp

\$1,087.50

02/21/2002 09:03 Batch.07267 7

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The tenant of this unit had no right of first refusal.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this 20 day of February, 2002.

M.G. INTERNATIONAL, LLC, an Illinois limited liability company

By: [Signature]  
Name: Hasan Merchant  
Its: Manager

Property of Cook County  
Deputy's Office

COUNTY TAX  
REVENUE STAMP  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
FEB. 21. 02

# 0000073022

REAL ESTATE TRANSFER TAX  
0014500  
FP326660

REAL ESTATE TRANSFER TAX  
0007220  
FP326670

# 0000036399

STATE OF ILLINOIS



FEB. 21. 02

STATE TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

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State of Illinois )  
County of Cook ) ss.

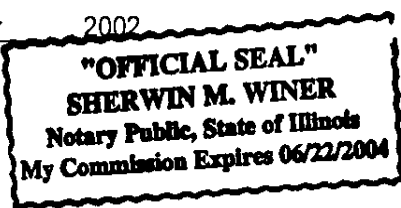
0020203855

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Hasan Merchant, personally known to me to be the Manager of **M.G. INTERNATIONAL, LLC**, appeared, before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority, given by the Operating Agreement and Resolution of said limited liability company, as his free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal, this 20 day of February 2002

Commission expires 6.22.04



NOTARY PUBLIC

This instrument was prepared by:

Sherwin M. Winer  
Winer and Winer  
205 West Randolph, Suite 1240  
Chicago, Illinois 60606

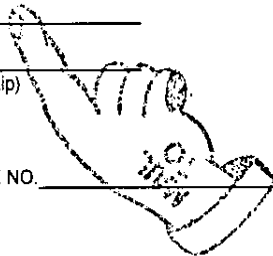
MAIL TO:

RITA IVANAUSKAITE  
\_\_\_\_\_  
(Name)  
4180 N. Marine Drive, Apt 603  
\_\_\_\_\_  
(Address)  
Chicago, Illinois 60613  
\_\_\_\_\_  
(City, State and Zip)

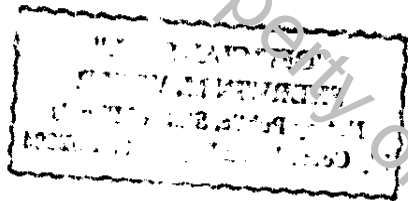
SEND SUBSEQUENT TAX BILLS TO:

RITA IVANAUSKAITE  
\_\_\_\_\_  
(Name)  
4180 N. Marine Drive, Apt 603  
\_\_\_\_\_  
(Address)  
Chicago, Illinois 60613  
\_\_\_\_\_  
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_



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Exhibit A

0020203855

## Legal Description

UNIT 603 AND P-4 IN THE POLO TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25 FEET OF LOT 3, ALL OF LOTS 4, 5, AND 6 AND LOT "A" (EXCEPT THE WEST 125 FEET) IN COUNTY CLERK'S DIVISION OF LOTS 12 AND 13 AND LOT 25 (EXCEPT THE WEST 550 FEET THEREOF) TOGETHER WITH ACCRETIONS THERETO IN SIMMONS AND GORDON'S ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0011054423, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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EXHIBIT "B"

0020203855

**SUBJECT TO:**

Real Estate taxes not yet due and payable.

Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.

Applicable zoning and building laws or ordinances.

The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws For The Polo Tower Condominiums, including any and all amendments and exhibits thereto.

Provisions of the Illinois Condominium Property Act.

Easements, covenants, conditions, agreements, building lines and restrictions of record.

Leases and licenses affecting the common elements (as defined in the Declaration).

Acts done or suffered by Grantee, or anyone claiming by, through or under Grantee.

Schedule B exceptions listed in Mercury Title Company Commitment Number 2037372.

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