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2/04/03 4 55 001 Page 1 of 3
2002-03-21 15:13:56
Cook County Recorder 25.00

This Instrument Prepared by:

Christine M. Pluta
2901 Butterfield Rd., Oak Brook, IL 60523



0020323693

Send Subsequent Tax Bills to:

KUMAR THASON
2024 S. Wabash #306
CHICAGO, IL 60616

Mail to:

Alice Banis Shorts
820 W Belmont
Chicago IL 60657

This space reserved for Recorder's use only

SPECIAL WARRANTY DEED

This indenture is made as of the 31st Day of August 2001 between **The Reliable Building LLC** an Illinois limited liability company ("Grantor") whose address is c/o Inland Great Lakes, L.L.C., 2901 Butterfield Road, Oak Brook, Illinois 60523, DuPage County, Illinois, and **Kumar A. Thason and Shaheen M. Kagdawala** ("Grantee") whose address is 2024 South Wabash Unit 306 Chicago, IL 60616. **Joint Tenants, AND NOT AS TENANTS IN COMMON**

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

See attached for complete legal description

PIN: 17-22-311-023-0000, 17-22-311-024-0000

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of the Unit set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for the Ravinia Lofts Condominium ("Declaration"), 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, 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 Unit.

BOX 333-CTI

7934990 D2 1/2

CTIC-MLL

No Abstract

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TO HAVE AND TO HOLD the Unit as above described, with the appurtenances, unto Grantee, forever.

Grantor, for itself, and its successors, does covenant, promise and agree that Grantor has not done or suffered to be done during Grantor's ownership of the Unit, anything whereby the Unit hereby granted is, or may be in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND** the Unit against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act and the City of Chicago Condominium Ordinance; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building law and ordinances and other ordinances; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any whether recorded or unrecorded; (h) leases and licenses affecting the common elements; (i) covenants, conditions, restrictions, permits, easements and agreements of record; and (j) liens and other matters of title over which Chicago Title Insurance Company has insured without cost to Grantee.

The Tenant, if any, of Unit No. **306**, either waived or failed to exercise its option to purchase the Unit or had no option to purchase the Unit.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

By: **The Reliable Building LLC**, an Illinois limited liability company

By: **INLAND GREAT LAKES, L.L.C.**, a Delaware limited liability company, its Sole Member

By: *Georgia Psichogios*
Georgia Psichogios, Authorized Agent

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Nicholas J. Helmer, 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 his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 31st Day of August, 2001.

Christine Pluta
NOTARY PUBLIC

My Commission Expires:
7/11/2004

20323693



STREET ADDRESS: 2024 S. WABASH UNIT 324, P 17
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-22-311-023--024

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LEGAL DESCRIPTION:


PARCEL 1: UNIT 306 IN THE RAVINIA LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9 AND 10 IN ASSESSOR'S DIVISION OF LOTS 5 TO 18 IN SMITH'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF BLOCKS 17 TO 22 INCLUSIVE, IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00979913, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-17, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00979913.

STATE TAX

STATE OF ILLINOIS



MAR. 21. 02


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000025140

REAL ESTATE TRANSFER TAX
00266.00
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 21. 02


REVENUE STAMP

0080025210

REAL ESTATE TRANSFER TAX
00133.00
FP 102802

CITY TAX

CITY OF CHICAGO



MAR. 21. 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012713

REAL ESTATE TRANSFER TAX
01995.00
FP 102805

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