

SPECIAL WARRANTY DEED

THE GRANTOR: **Taty Enterprise, Inc.**, a corporation 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, for and in the consideration of Ten and No/100 (10.00) Dollars, and other good and valuable consideration, in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, **conveys and warrants** to **Susan M. Dean**, residing at 1506 W. School, Chicago, Illinois 60657, the following described real estate situated in the County of Cook, State of Illinois, to wit:



"SEE LEGAL DESCRIPTION ON REVERSE HERETO"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, subject to the following: (1) General Real Estate Taxes not yet due and payable; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits thereto; (5) provisions of the Illinois Condominium Property Act (the "Act"); (6) easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the premises as a condominium residence; (7) leases and licenses affecting the common elements (as defined in the Declaration); (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) the rights and easements for the benefit of Unit 200 as are set forth in the Declaration, the Grantor reserves to itself, its successors and assigns the rights and easements as set forth in said Declaration for the remaining land described therein.

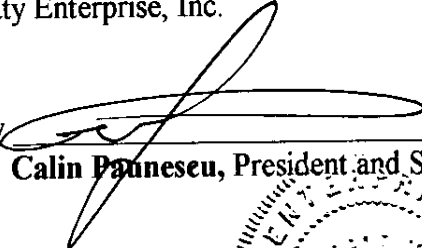
The tenant, if any, of 6135 N. Broadway, Unit 200, has no right of first refusal.

Permanent Real Estate Index Number: 14-05-208-009.0000

Property Address: 6135 N. Broadway, Unit 200, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Calin Paunescu, its president and secretary, this 18th day of April, 2002.

Taty Enterprise, Inc.

By 
Calin Paunescu, President and Secretary

Send Recorded Document to:
Patrick J. Powers, Ltd
19 S. La Salle Street, Suite 1400
Chicago, Ill 60603



Send Susequent Tax Bills To:
Susan M. Dean
6135 N. Broadway, Unit 200
Chicago, Ill 60660

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ATGF, INC.


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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

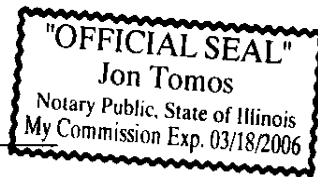
STATE TAX	STATE OF ILLINOIS	# 0000030043	REAL ESTATE TRANSFER TAX
	 APR. 26. 02		0019350
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326652

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Calin Paunescu**, personally known to me to be the President and Secretary of Taty Enterprise, Inc. 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 signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as his free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.
Given under my hand and official seal this 18th day of April, 2002.

COUNTY TAX	COOK COUNTY
	REAL ESTATE TRANSACTION TAX
	APR. 26. 02
	REVENUE STAMP

# 0000029923	REAL ESTATE TRANSFER TAX
	0009675
	FP326665

Jon Tomos
Notary Public




Legal Description:


Unit 200 in the 6135 N. Broadway Condominium as depicted on the plat of survey of the following described parcel of real estate:

Lot 25 in Block 12 in Conchran's Second Addition to Edgewater, being a Subdivision in Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which plat of survey is attached as Exhibit "B" to the Declaration of Condominium Ownership, recorded April 11, 2002 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0020420863, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 14-05-208-009

CITY TAX	CITY OF CHICAGO
	REAL ESTATE TRANSACTION TAX
	APR. 26. 02
	DEPARTMENT OF REVENUE

# 0000024502	REAL ESTATE TRANSFER TAX
	0090070
	FP326650

CITY TAX	CITY OF CHICAGO
	REAL ESTATE TRANSACTION TAX
	APR. 26. 02
	DEPARTMENT OF REVENUE

# 0000024503	REAL ESTATE TRANSFER TAX
	0055125
	FP326650



Prepared by: Jon Tomos, Esq., 3553 W. Peterson Ave., Suite 201, Chicago, Illinois 60659.