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Cook County Recorder

27.50

SPECIAL WARRANTY DEED

THE GRANTOR, THUNDERBIRD

PROPERTIES, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, for and in consideration of Ten (\$10.00) Dollars, valuable good and and other consideration in hand paid, CONVEYS PETER R. WARRANTS and following oese:

uated in the County of Cook in

fillinois, to wit:

MIN 42945/W(1/3) ANDERSON, a single man, GRANTEE, the following asscribed Real Estate situated in the County cr Cook in the Sate

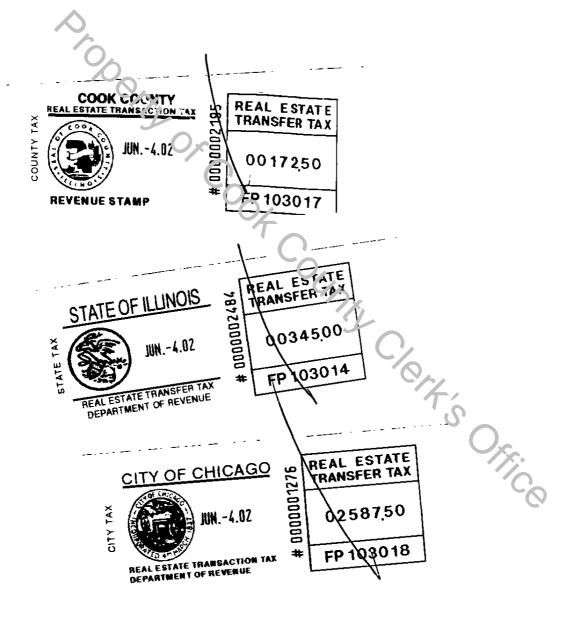
LEGAL DESCRIPTION: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Lavs of the State of Illinois.

SUBJECT TO: (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the provisions of the Act and Code, including all amendments thereto; (iii) the provisions of the Condominium Documents including all amendments and exhibits thereto, (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments, if any; (vi) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions, agreements, building lines and restrictions of record; (ix) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto; and (x) liens, encroachments and other matters over which the Title Insurance Company is willing to insure over at Seller's expense; provided, however, that the title exceptions described in (v), (vii), (viii) or (ix) above shall not prohibit the Purchaser's use of the Unit as a single-family residence.

Grantor Also Hereby Grants to the Grantee, its Successors and Assigns, Rights and Easements Appurtenant to the Subject Unit Described Herein, 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 as the Rights and Easements Set Forth in Said Declaration for the Benefit of the Remaining Property Described

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Therein. This 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.

The Tenant of the Unit Either Waived or Failed to Exercise the Option to Purchase the Subject Unit, or the Tenant Did Not Have an Option to Purchase the Unit Unless the Tenant Is the Purchaser.

The Grantor Warrants to the Grantee and His Successors in Title That They Have Not Created or Permitted to Be Created Any Lien, Charge or Encumbrance Against Said Real Estate Which Is Not Shown among the Title Exceptions Listed Above; and Grantor Covenants That It Will Defend Said Premises to the Extent of the Warranties Made Herein Against Lawful Claims of All Persons.

PERMANENT REAL ESTATE INDEX NUMBER: 14-20-101-003

ADDRESS OF REAL ESTATE: 1473-1475 West Irving Park Road, Unit 2W and Parking Space PS-3, Chicago, IL 60613.

IN WITNESS WITREOF, said Grantor has caused its name to be signed to these present by its Manager this 24th day of Mey, 2002.

Thunderbird Properties, LLC

By DeStefano Development Incorporated,

Manager

Bv:

Dennis W. Winkler, Power of Attorney for

Gary DeStefano, President

STATE OF ILLINOIS

ŚS.

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that on this day personally appeared Dennis W. Winkler known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of DE STEFANO DEVELOPMENT INCORPORATED, and that he executed in same as the act and deed of the corporation for the purposes and consideration therein expressed and in inc capacity therein stated.

Given under by hand and official seal, this 24th day of Max, 2002.

OFFICIAL SEAL
CHRISTOPHER J. ROBERTS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-22-2005

This instrument was prepared by:

Dennis W. Winkler Leff, Cohen & Winkler, Ltd. 233 South Wacker Drive, Suite 9750 Chicago, IL 60606 OR RECORDER'S OFFICE BOX NO. After Recording please mail and send Subsequent Tax Bills 15:

Peter Anderson

1473-1475 West Irving Park, Loi: 2W

Chicago, IL 60613

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