

UNOFFICIAL COPY

0020765191

97470226 05 001 Page 1 of 4
2002-07-12 12:54:16
Cook County Recorder 27.50

SPECIAL WARRANTY DEED

MAIL TO

After Recording Mail To: Steven Braun
655 W. Irving Park Rd. Unit 2505
Chicago, IL 60613



0020765191

Mail Tax bills to: Steven Braun
655 W. Irving Park Rd. Unit 2505
Chicago, IL 60613

This 20th day of June, 2002, 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 STEVEN W. BRAUN (the "Grantee") whose address is 65 W. 59th Street, Apt. 109, Westmont, Illinois 60559 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:

4
I

See Exhibit A

FIRST AMERICAN TITLE order # 65988

Commonly known as: Unit(s) 2505 and B-145, 655 West Irving Park Road, Chicago, Illinois 60613


Permanent index numbers: Part of 14-21-101-031-0000, 14-21-101-032-0000 and 14-21-101-034-0000 (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.


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Property of Cook County Clerk's Office

STATE TAX
STATE OF ILLINOIS

JUL. -9.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000041388
REAL ESTATE TRANSFER TAX
0017350
FP326660

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUL. -9.02
REVENUE STAMP

0000082281
REAL ESTATE TRANSFER TAX
0008675
FP326670

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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] V.P.
Tomer Bitton
Its duly authorized agent

City of Chicago
Dept. of Revenue
282134
07/05/2002 08:08 Batch 03197 3
Real Estate
Transfer Stamp
\$1,301.25

STATE OF ILLINOIS §
COUNTY OF COOK §

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Tomer Bitton, 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 20th day of June, 2002.

[Signature]
Notary Public

OFFICIAL SEAL
VALERIE L HEDGE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/28/08

Exhibit A

Legal Description

Parcel 1: Unit(s) 2505 and B-145 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 $\frac{1}{4}$ of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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Property of Cook County Clerk's Office