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This instrument was prepared by:

Stephanie J. Kim  
Katz Randall Weinberg & Richmond  
333 West Wacker Drive, Suite 1800  
Chicago, Illinois 60606  
KRWR File No. 08637.01000



**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made this 13th day of August, 2002, between **2151 MCLEAN LLC**, a limited liability company 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, party of the first part, and

COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
MARKHAM OFFICE  
This space reserved for Recorder.

**DEREK GASPAR**, of 2314 West Shakespeare Avenue, #3, Chicago, Illinois, party of the second part,

**WITNESSETH**, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 2153-3 IN BUCKTOWN FLATS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2, EXCEPT THE SOUTH 8.46 FEET OF THE WEST 65.44 FEET THEREOF, IN BLOCK 10 IN SHERMAN'S ADDITION TO HOLSTEIN IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 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 MAY 30, 2002, AS DOCUMENT NUMBER 002060733, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby Grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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, 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

2<sup>nd</sup>

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subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) Declaration of Condominium and By-Laws aforesaid; (3) applicable zoning and building laws and ordinances and other ordinances of record; (4) encroachments, if any; (5) acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, provided non of the foregoing materially adversely affect Grantee's habitability of the Unit; and (8) the Condominium Property Act of Illinois, City of Chicago Condominium Ordinance; and (9) liens and other matters of title over which the Title Company is willing to insure without cost to Grantee.

The tenant, if any, of Unit No. 2153-3 either waived or failed to exercise its option to purchase the unit or had no option to purchase the unit.

Permanent Real Estate Index Numbers: 14-31-138-001-0000  
Address of real estate: 2153 W. McLean, Unit #3, Chicago, Illinois

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
286169 \$1,492.50  
08/21/2002 11:00 Batch 11878 28



2151 MCLEAN LLC, an Illinois limited liability company

By: [Signature]  
Jon Goldman, Manager

STATE OF ILLINOIS )  
                                  )  
COUNTY OF COOK )

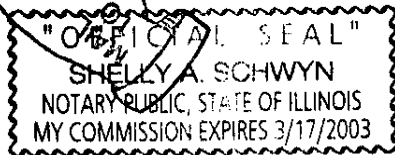
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jon Goldman, Manager of 2151 MCLEAN LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager of said limited liability company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13<sup>th</sup> day of August, 2002.

[Signature]  
Notary Public

After Recording Mail To:  
Alan P. Rosen  
200 S. Michigan Avenue, Suite 1720  
Chicago, IL 60604

Send Subsequent Tax Bills To:  
Derek Gaspar  
2153 W. McLean, Unit #3  
Chicago, Illinois 60618



COUNTY TAX  
COOK COUNTY REAL ESTATE TRANSACTION TAX  
AUG. 21.02  
# 0000085757  
REAL ESTATE TRANSFER TAX  
0009950  
FP326670  
REVENUE STAMP

STATE OF ILLINOIS  
STATE TAX  
AUG. 21.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000043433  
REAL ESTATE TRANSFER TAX  
0019900  
FP326660