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0020931266

SPECIAL WARRANTY DEED
INDIVIDUAL TENANCY
ILLINOIS

1238/0289 45 001 Page 1 of 3
2002-08-23 14:30:20
Cook County Recorder 25.50

UPON RECORDING MAIL TO:

David Chaiken
Carrmann & Chaiken
111 W Washington, 823
Chicago, Illinois 60602



0020931266



SEND SUBSEQUENT TAX BILLS TO:

Elizabeth Ranno
2800 N. Orchard Ave., Unit 410
Chicago, Illinois 60657

THIS INDENTURE made this 19th day of July, 2002, between 2800 North Orchard LLC, an Illinois limited liability company, party of the first part, and Elizabeth Ranno, of 530 Washington, 203, 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 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

3

Common Address: 2800 N. Orchard, Unit 410, Chicago, Illinois 60657

Parking Space: P-26

Legal Description:

UNIT 410 AND UNIT P-26 IN 2800 NORTH ORCHARD CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 24 IN L.S. WARNER'S SUBDIVISION OF LOTS 17 AND 18 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 14 (EXCEPT THAT PART OF SAID LOT WHICH LIES EAST OF A LINE 40 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF N. ORCHARD STREET, BEING THE EAST 18 FEET OF SAID LOT) AND ALL OF LOTS 15 AND 16 IN L.J. HALSEY'S SUBDIVISION OF LOT 9 IN BICKERDIKE AND STEELE'S SUBDIVISION AFORESAID, TOGETHER WITH LOTS 3, 4 AND 5 IN ABBOTT'S SUBDIVISION OF THE WEST PART OF THE SOUTH 1/2 OF LOT 10 IN BICKERDIKE AND STEELE'S SUBDIVISION AFORESAID, TOGETHER WITH THE PRIVATE ALLEY SOUTH AND SOUTHWESTERLY OF AND ADJOINING SAID LOT 3 AS CREATED BY AND AS * ON A PLAT OF ABBOTT'S SUBDIVISION RECORDED IN THE RECORDER'S OFFICE ON MARCH 10, 1884 AS DOCUMENT 529937, IN BOOK 10, PAGE 86, ALL IN COOK COUNTY, ILLINOIS *DESIGNATED

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 6, 2002, AS DOCUMENT NUMBER 0020635931, TOGETHER WITH ITS [THEIR] UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO:

(a) General real estate taxes not yet due and payable; (b) Easements, covenants, conditions, restrictions and building lines of record, including any easement established by or implied from the Declaration of Condominium Ownership for 2800 North Orchard Condominium and Declaration of Covenants, Restrictions and Cross-Easements, recorded June 6, 2002, as Document Number 0020635931 (the "Declaration") or amendments thereto, if any; (c) Applicable zoning and building laws or ordinances; (d) Encroachments, if any; (e) Acts done or suffered by Purchaser; (f) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois; and (g) the Declaration and all amendments thereto, if any.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.


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 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.

TICOR TITLE INSURANCE

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COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 20. 02


REVENUE STAMP

0000004977

REAL ESTATE TRANSFER TAX
0010400
FP326707

STATE TAX

STATE OF ILLINOIS



AUG. 20. 02


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000005044

REAL ESTATE TRANSFER TAX
0020800
FP 102809

CITY TAX

CITY OF CHICAGO



AUG. 20. 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005682

REAL ESTATE TRANSFER TAX
0156000
FP 102803

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Property of Cook County Clerk's Office

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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, its 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 FOREVER DEFEND.

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

The tenant of unit 410 has waived or has failed to exercise the right of first refusal.
Permanent Real Estate Index Numbers:

14-28-115-043-0000 14-28-115-040-0000
14-28-115-044-0000 14-28-115-039-0000
14-28-115-045-0000 14-28-115-038-0000
14-28-115-046-0000

2800 North Orchard LLC, an Illinois limited liability company

Dated this 19th day of July, 2002

By: [Signature]
Its Manager

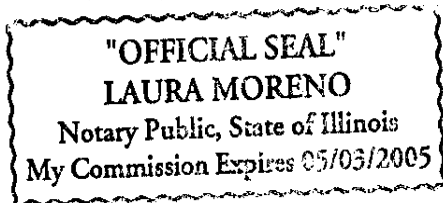
State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Robert J. Kroupa, Jr., personally known to me to be the Manager of 2800 North Orchard LLC, an Illinois 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 signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of July, 2002, [Signature]
Notary Public

Commission Expires: 5/3, 2005

This instrument prepared by: Elka Nelson, Esq., 19 S. La Salle St., Suite 602, Chicago IL 60603



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