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1741/0273 18 001 Page 1 of 3
2002-09-17 12:14:29
Cook County Recorder 28.00

SPECIAL WARRANTY DEED
(ILLINOIS)

12
BR 520 6572
Wood
ct

THIS INDENTURE, made this 4th day of September 2002, between Drexel Development Group, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Thomas Craig and Sheila Craig, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the Managers of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY into the party of the second part, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

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, rights, 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, their heirs and assigns, not as joint tenants or as tenants in common, but as tenants by the entirety, FOREVER.

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. That the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record, including but not limited to the Agreement for the Sale and Redevelopment of Land dated November 26, 2001 and recorded as document number 0011124442;
- (v) party wall rights and agreements, if any;
- (vi) encroachments (provided such do not materially adversely affect the intended use of the premises);
- (vii) the

BOX 333-CTI

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Declaration of 839-45 East 40th Owners Association ("Declaration") as amended from time to time; (viii) public and utility easements of record; (ix) private easements of record (provided such do not materially adversely affect the intended use of the premises); (x) installments due after the date hereof for assessments levied pursuant to the Declaration; and (xi) acts done or suffered by Grantee

PIN: 20-02-106-012-0000 and 20-02-106-013-0000

ADDRESS OF PREMISES: 841 East 40th Street, Chicago, Illinois 60653

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 above written.

Drexel Development Group, LLC, an Illinois limited liability company

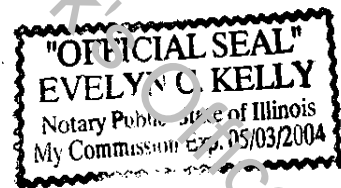
By: Herbert Eck
Herbert Eck, Manager

State of Illinois)
) ss
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Herbert Eck, Manager of Drexel Development Group, LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged as such Manager, he signed, sealed 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 4th day of September, 2002

Evelyn C. Kelly
Notary Public



INSTRUMENT PREPARED BY:

Daniel R. Bronson, Esq.
Bronson & Kahn
300 West Washington, 14th Floor
Chicago, IL 60606

MAIL RECORDED DEED TO:

Gregory Sultan 2-198
Attorney at Law
4654 West Oakton
Skokie, Illinois, 60076

SEND SUBSEQUENT TAX BILLS TO

Thomas Craig
Sheila Craig
841 East 40th Street
Chicago, IL 60653

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 BR5226572 LPA
STREET ADDRESS: 841 EAST 40TH STREET
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 20-02-106-012-0000

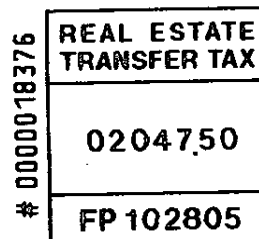
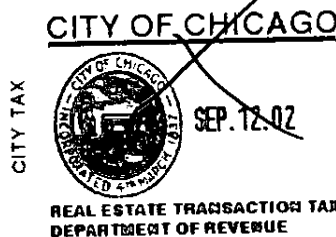
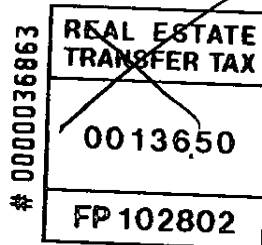
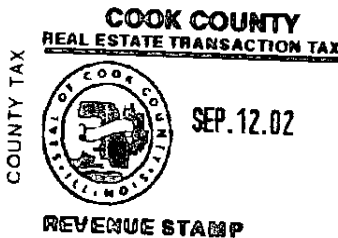
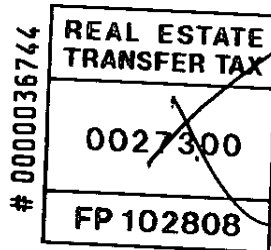
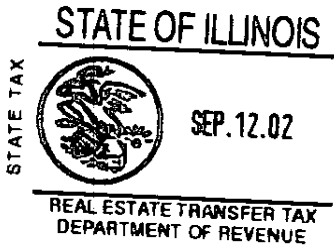
LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTHWESTERLY 18. 21 FEET OF THE NORTHEASTERLY 55.95 FEET OF LOTS 1 AND 2, TAKEN AS A TRACT, IN COUNTY CLERK'S DIVISION OF LOTS 24, 25 AND 26 IN BLOCK 14 OF CLEAVERILLE BEING THE NORTH PART OF FRACTIONAL SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND SOUTH PART OF FRACTIONAL SECTION 35, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 839-45 EAST 40TH TOWNHOMES RECORDED -SEPTEMBER 4 2002 AS DOCUMENT NUMBER ~20971638



LEGALD

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