

UNOFFICIAL COPY

0030001396

SPECIAL WARRANTY DEED

4/27/0091 81 001 Page 1 of 3  
2003-01-02 13:45:11  
Cook County Recorder 28.50

(X) TENANCY BY THE ENTIRETY

After Recording Mail To:



Bart Goldberg  
2551 N Clark #505  
Chicago, IL 60614

Mail Tax bills to:

Horea Baila  
655 West Irving Park Rd  
Unit #2402  
Chicago, IL, 60613

First American Title  
Order # 205836

This 18<sup>th</sup> day of NOVEMBER, 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 HOREA A. BAILA AND CARMEN E. BAILA (the "Grantee") whose address is 856 W Wilson St, #1204 Chicago, IL 60613 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, by TENANCY BY THE ENTIRETY, the following described property situated in the City of Chicago, Cook County, State of Illinois to-wit:

3  
RJSW

husband and wife, married to each other,  
See Exhibit A not as tenants in common, not as joint tenants, but as tenants by the entireties

30001396

Commonly known as: Unit(s) 2402 AND B-150, 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.

City of Chicago  
Dept. of Revenue  
296107  
12/19/2002 08:52 Batch 02296 2

Real Estate  
Transfer Stamp  
\$2,276.25



UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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: *Yaakov Litvin*  
Yaakov Litvin  
Its duly authorized agent

30001396

STATE OF ILLINOIS §  
  §  
COUNTY OF COOK       §

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Yaakov Litvin, 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 18th day of November, 2002.

*Valerie L Hedge*  
Notary Public



UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Exhibit A

Legal Description

Parcel 1: Unit(s) 2402 and B-150 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.

Commonly known as: Unit(s) 2402 and B-150, 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).

Property of Cook County Clerk's Office

30001396

UNOFFICIAL COPY

Property of Cook County Clerk's Office