



0030011189

SPECIAL WARRANTY DEED

THE GRANTOR, 3434 NORTH ASHLAND AVENUE LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to SCOTT M. KALMUS and JENNIFER KALMUS, a married couple, GRANTEES, as tenants by the entirety and not as joint tenants with right of survivorship, nor as tenants in common, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

MIT 4304984 1/2

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COOK COUNTY

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LEGAL DESCRIPTION: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

SUBJECT TO: (i) non-delinquent general real estate taxes and special taxes or assessments; (ii) the provisions of the Act and Code, including all amendments thereto; (iii) the provisions of the Condominium Documents including all amendments and exhibits thereto, (iv) applicable zoning and building laws and ordinances and other ordinances of record; (v) encroachments, if any; (vi) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (vii) leases and licenses affecting the Common Elements; (viii) covenants, conditions, agreements, building lines and restrictions of record; (ix) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto; and (x) liens, encroachments and other matters over which the Title Insurance Company is willing to insure over at Seller's expense; provided, however that the title exceptions described in (v), (vii), (viii) or (ix) above shall not prohibit the Purchaser's use of the Unit as a single-family residence.

Grantor Also Hereby Grants to the Grantee, its Successors and Assigns, Rights and Easements Appurtenant to the Subject Unit Described Herein, 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 as 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.

The Tenant of the Unit Either Waived or Failed to Exercise the Option to Purchase the Subject Unit, or the Tenant Did Not Have an Option to Purchase the Unit Unless the Tenant Is the Purchaser.

The Grantor Warrants to the Grantee and His Successors in Title That It Has Not Created or Permitted to Be Created Any Lien, Charge or Encumbrance Against Said Real Estate Which Is Not Shown among the Title Exceptions Listed Above; and Grantors Covenant That It Will Defend Said Premises to the Extent of the Warranties Made Herein Against Lawful Claims of All Persons.

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PERMANENT REAL ESTATE INDEX NUMBERS: 14-19-417-017, 14-19-417-018, and 14-19-417-025

ADDRESS OF REAL ESTATE: ~~9996~~ 3438 North Ashland Avenue, Unit 2N and Parking Space PS-2N, Chicago, IL 60657.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these present by its Manager this 25th day of November, 2002.

3434 North Ashland Avenue, LLC,
By Thunderbird Properties, LLC
its sole member
By DeStefano Development Incorporated,
Manager

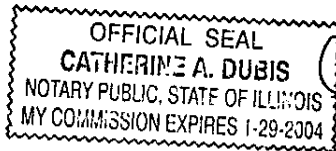
By: *Dennis W. Winkler*
Dennis W. Winkler, Power of Attorney for
Gary DeStefano, President

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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 on this day personally appeared Dennis W. Winkler known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of DE STEFANO DEVELOPMENT INCORPORATED, and that he executed the same as the act and deed of the corporation for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and official seal, this 25th day of November, 2002.



Catherine A. Dubis
Notary Public

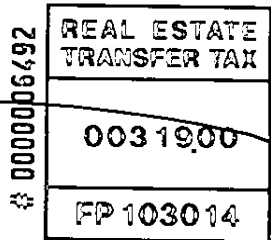
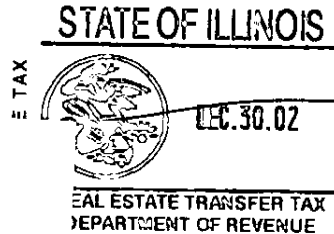
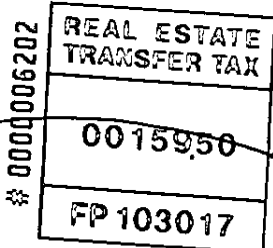
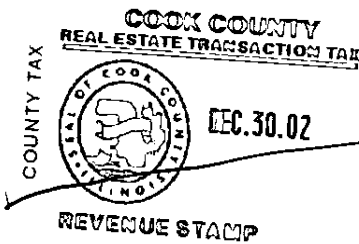
This instrument was prepared by:

Dennis W. Winkler
Leff, Cohen & Winkler, Ltd.
303 West Madison Street, Suite 1700
Chicago, Illinois 60606

After Recording please mail and send Subsequent Tax Bills to:

Scott ~~X~~ Kalmus and Jennifer ~~X~~ Kalmus
~~9996~~ 3438 North Ashland Avenue, Unit 2N
Chicago, IL 60657

OR RECORDER'S OFFICE BOX NO. _____



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EXHIBIT A

UNIT DESCRIPTION

PARCEL 1:


UNIT 2N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3436-3438 NORTH ASHLAND AVENUE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 00213152/3 IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. PS-2N LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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00011009

CITY TAX	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	DEC. 30. 02	0239250
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	0000003220	FP 103018

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