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00393519

1002/0665 05 001 Page 1 of 4  
2000-05-31 15:50:29  
Cook County Recorder 27.00



00393519

**SPECIAL WARRANTY DEED**

THIS AGREEMENT, made this 15<sup>th</sup> day of March, 2000, between WYDOE DEVELOPMENT, L.L.C., 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 ("Grantor"), and Jack Kanter, of 3150 Sheridan, Chicago, Illinois 60657 ("Grantee"),

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to his/her/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:

See Exhibit "A" attached hereto and by this reference made a part hereof

Permanent Real Estate Numbers: 17-15-304-037 and 17-05-304-041

Address(es) of real estate: Unit 902 in Burnham Park Plaza Condominium  
40 East 9<sup>th</sup> Street, Chicago, Illinois 60605

**THIS INSTRUMENT WAS PREPARED BY: AFTER RECORDING RETURN TO:**

Michael S. Kurtzon  
Miller, Shakman, Hamilton  
Kurtzon & Schlifke  
208 South LaSalle Street  
Suite 1100  
Chicago, Illinois 60604

Donald Martin  
A Horny  
30 N LaSalle St Suite 4020  
Chicgo IL 60602

Mail Tax Bill to:

Jack Kanter  
3150 N Sheridan Unit 4A  
Chicgo Illinois 60602

**BOX 333-CTI**

785-8719 AB PMK No Abstract 2-12-00

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Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the property described herein, the rights and easements for the benefit of said property 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, covenants, conditions, restrictions and reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein.

Any Tenant of the Unit(s) being conveyed has either failed to exercise the right of first refusal to purchase the Unit(s), waived any such right, or has no such right.

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 thereon, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first party, either in law or 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 Grantee, his/her/their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his/her/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 incumbered 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, subject to the items listed in Paragraph 11 of the Condominium Purchase Agreement between the Grantor and the Grantee.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the day and year first above written.

WYDOE DEVELOPMENT, L.L.C., an Illinois  
limited liability company

By: Wayne Chilton  
Its: Manager

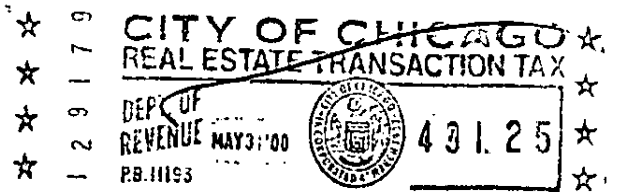
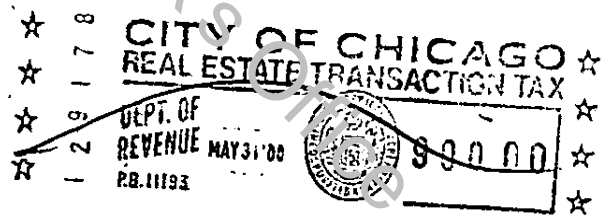
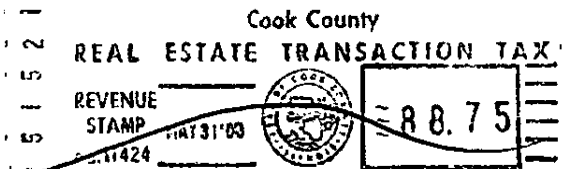
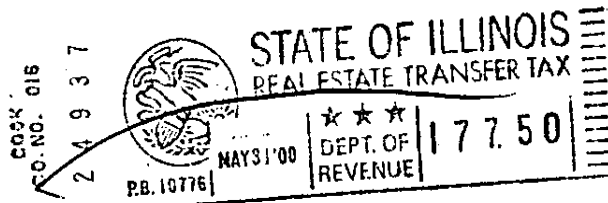
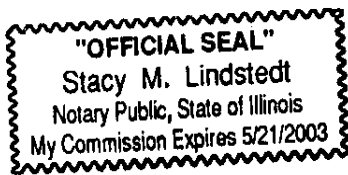
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Stacy M. Lindstedt, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wayne Chertow, personally known to me to be the Manager of WYDOE Development, L.L.C., an Illinois limited liability company, 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 as such Manager he signed and delivered the said instrument 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 15<sup>th</sup> day of March, 2000.

*Stacy M. Lindstedt*  
Notary Public

My commission expires: 05/21/03



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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: UNIT (S) 902 IN THE BURNHAM PARK PLAZA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF SUB LOTS 1 AND 2 OF LOT 5 AND SUB LOTS 1 AND 2 OF LOT 8 AND LOT 9 (EXCEPT THE WEST 15 FEET THEREOF) ALL IN BLOCK 18 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~ 00144975 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE RIGHT TO PARK ONE VEHICLE IN A PARKING SPACE GRANTED IN DEED FROM WYTOE DEVELOPMENT, L.L.C. AND AS SET FORTH IN PARKING EASEMENT RECORDED AS DOCUMENT NUMBER ~ 00144353 ON LAND MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

PARCEL 3: EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT AS GRANTED AND SET FORTH IN THE BURNHAM PARK PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED ~ 2-28-00 AS DOCUMENT NUMBER ~ 00144974.

Cook County Clerk's Office