## UNOFFICIAL COPY

SPECIAL WARRANTY DEED

4317087 CL 13 After Recording Mail To:

Chicago, Cook County, State of Illinois to-wit:

Eugene "Gene" Moore Fee: \$28.50 Cook County Recorder of Deeds Date: 05/15/2003 09:00 AM Pg: 1 of 3

JAMES LENVTO	<u> </u>
STORTO, FINN I TENUTO	
100 WEST GREEN STREET	•
BENSENVILLE IL 60106	
Mail Tax bills to:	
SHAPPI ZEMUBOWSKI	
STITLE TO THE STATE OF THE STAT	
655 W. DEVINE DAKE RO	#2308
033 0 100000000000000000000000000000000	
OtreA60 11 50613	
On the state of th	
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1(A)	
This 16th day of Apr	2003, Know All Men By These Presents PARK
PLACE TOWER I, LLC, a Delaware lin	mited liability company (the "Grantor"), for and in consideration
	ARS (\$10.00) in ash and other good and valuable consideration,
in hand paid to Grantor, by SHAPP	ZENBOWSKI & STAGE woman
	2 West LAWrince Chicago IL Cools,
	ereby acknowledged, has GRANTED, BARGAINED, SOLD,
	loes GRANT, BARGAIN, CELL, and CONVEY unto Grantee,
as N/A	the following described property situated in the City of

See Exhibit A

Commonly known as: Unit(s) <u>3308</u>; V-180, 655 West Irving Park Road, Chicago, Illinois 60613

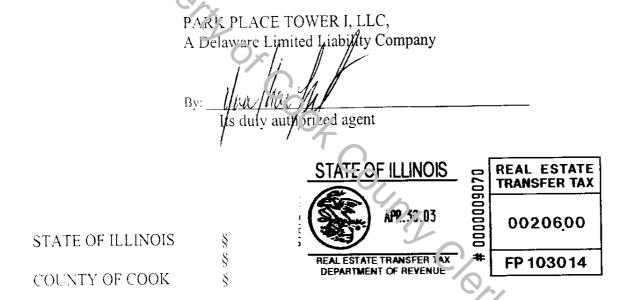
Permanent index numbers: 14-21-101-044- 1348 (unit) & 14-21-101-044- 1980 (parking)

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.

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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, as 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.



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 July 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 16 + v day of Q2003. MY COMMISSION EXPIRES: 11/28/05

Prepared by: Valerie L. Hedge, Esq., 655 W. Irving Park Road, Chicago, Illinois 60613.

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## **UNOFFICIAL COPY**

## Exhibit A

## Legal Description

Parcel 1: Unit(s) 2308 : V-180 together with its undivided percentage interest in the common elements in Park Place Tower I Condominium as delineated and defined in the Declaration recorded as document no. 0011020878, as amended from time to time, in the Northwest ¼ of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: Unit(s) 2308 - V-180, 655 West Irving Park Road, Chicago, Illinois 60613

Permanent index numbers: 14-21-101-044- 1348 (Unit) & 14-21-101-044- 1980 (Parking)



