



Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/13/2003 02:36 PM Pg: 1 of 3

**SPECIAL WARRANTY DEED**

#02-13923K

THIS INDENTURE WITNESSETH,

That the Grantor, **HAWTHORNE PLACE, LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Vadim Backman (collectively, "Grantee"), whose address is:  
3450 North Lake Shore Drive, #3903, Chicago, Illinois 60657

~~not in tenancy in common, but as JOINT TENANTS,~~ the following described real estate, to-wit:

PARCEL 1: Unit No. 2807 in 525 Hawthorne Place Condominium, as delineated on a survey of the following parcel of real estate:

The Northerly 107.60 feet of the Easterly 160 feet of the Westerly 200 feet of Lot 26 in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 inclusive and 33 to 37 inclusive in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 0021232465, together with its undivided percentage interest in the common elements

PARCEL 2:

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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 though the provisions of said Declaration were recited and stipulated at length herein.

Lawyers Title Insurance Corporation

# UNOFFICIAL COPY

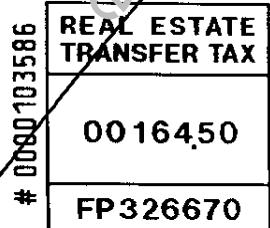
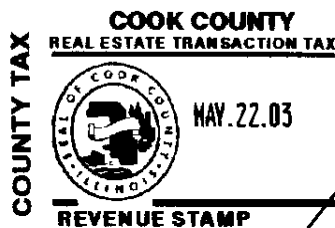
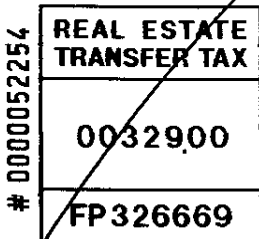
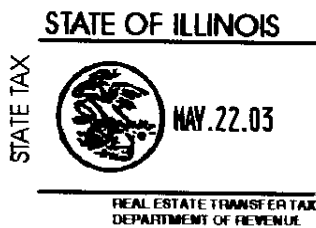
SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; (b) applicable zoning and building laws and ordinances; (c) covenants and restrictions of record; (d) Declaration of Reciprocal Easements dated March 30, 1979 recorded as Document No. 24937229; (e) Easement Agreement recorded as Document No. 0021017513; (f) matters disclosed by Plat of Survey dated July 30, 2001, Job No. 70273, made by Mid America Survey Company and as disclosed by Zarko Sekerez & Associates, Inc. Plat of survey dated August 14<sup>th</sup> 2001 order no. 111182; (g) the Condominium Property Act of Illinois, the Condominium Ordinance of the Chicago Municipal Code, and the Declaration of Condominium recorded as Document No. 0021232465 and any amendments thereto, heretofore and hereafter recorded; (h) installments due after Closing of assessments heretofore and hereafter established and/or levied pursuant to the Declaration, all of which assessments the Grantee agrees to pay; (i) any other matters over which Lawyers Title Insurance Corporation commits to insure by endorsement, policy modification or otherwise; (j) acts of the Grantee; (k) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (l) easements recorded at any time prior to closing; (m) utility easements, whether recorded or unrecorded; and (n) any plat of subdivision affecting the Parcel.

AND FURTHER SUBJECT TO: This deed is subject to certain restrictions on conveyancing for a period of three years following the date hereof, as more particularly set forth in the Resale Rider to Hawthorne Place, LLC Unit Purchase Contract dated September 23, 2003, between Grantor and Grantee for the purchase of the real estate (the "Rider"), the terms of which are incorporated herein and made a part hereof.


**THE TENANT OF UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL**

Permanent Real Estate Index Number: 14-21-307-012-0000

Commonly Known As: 525 Hawthorne Place, Unit 2807  
Chicago, Illinois 60657



City of Chicago  
Dept. of Revenue  
308238  
05/22/2003 14:42 Batch 05338 57

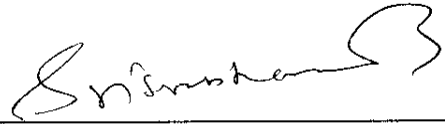


Real Estate  
Transfer Stamp  
\$2,467.50

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 7<sup>th</sup> day of April, 2003.

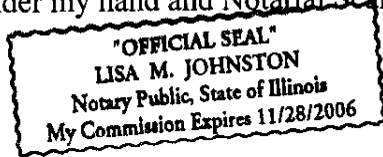
**HAWTHORNE PLACE, LLC,**  
an Illinois limited liability company

By:   
Name: Ganesan Visvabharathy  
Its: Manager

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Ganesan Visvabharathy as Manager of **HAWTHORNE PLACE, LLC**, 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 he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 7<sup>th</sup> day of April, 2003.



  
Notary Public



After Recording Mail to:

Victor Richards  
2224 W. Irving Park Rd  
Chicago, IL 60618

Send Subsequent Tax Bills to:

Vladimir Backman  
525 Hawthorne, #2807  
Chicago, IL 60657