

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



0316847144

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/17/2003 11:55 AM Pg: 1 of 3

After Recording Mail To:

DAVID MUSCOWITZ
6415 N. Sacramento
Chicago, IL 60645

Mail Tax bills to:

DAVID MUSCOWITZ AND LEAH MUSCOWITZ
6415 N. Sacramento
Chicago, IL 60645

GITC# 4313957 (1/2)

119 GIT

This 12th day of May, 2003, 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 DAVID MUSCOWITZ AND LEAH MUSCOWITZ (the "Grantee") whose address is 6415 N. SACRAMENTO, CHICAGO IL 60645, 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, as JOINT TENANTS NOT AS TENANTS IN COMMON the following described property situated in the City of Chicago, Cook County, State of Illinois to-wit:

See Exhibit A

Commonly known as: Unit(s) 3207, 655 West Irving Park Road, Chicago, Illinois 60613


Permanent index numbers: Part of 14-21-101-038-0000 through -043-0000 (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.

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CITY OF CHICAGO

CITY TAX



JUN. 10.03


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005022

REAL ESTATE TRANSFER TAX
0125250
FP 103018

COOK COUNTY

COUNTY TAX



JUN. 10.03

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000009790

REAL ESTATE TRANSFER TAX
0008350
FP 103017

EXHIBIT A

UNIT(S) 3207 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
 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NOS: 14 21 101 038 THRU 043 (PRE-CONVERSION)
~~14 21 101 044~~ (PARKING)


CKA: 655 W. IRVING PARK ROAD, UNIT(S) 3207, CHICAGO, IL
 60613

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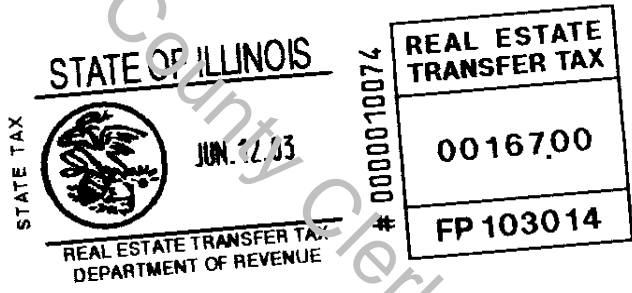
Either (a) no tenant had a right of first refusal to purchase the unit(s) on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (b) at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was 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, 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

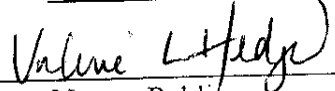
By: 
Its duly authorized agent

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 12th day of May, 2003.


Notary Public



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