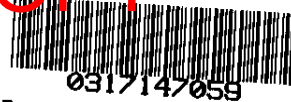


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Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/20/2003 09:22 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

After Recording Mail To:

Thomas Popovics
2850 N. Sheridan - Apt 307
Chicago IL 60657

Mail Tax bills to:

Thomas Popovics
655 W. Irving Park Rd - Unit 2907
Chicago IL 60613

GITC 4316435 1/25

This 6th 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 Thomas A. Popovics (the "Grantee") whose address is _____, 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 PIA 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) 2907, 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.

UNOFFICIAL COPY

CITY TAX

CITY OF CHICAGO



JUN 13.03


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005088

REAL ESTATE TRANSFER TAX
0122250
FP 103018

STATE TAX

STATE OF ILLINOIS



JUN. 13.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000010188

REAL ESTATE TRANSFER TAX
0016300
FP 103014

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUN. 13.03

REVENUE STAMP

0066000904

REAL ESTATE TRANSFER TAX
0008150
FP 103017

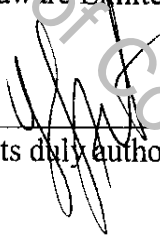
Property of Cook County Clerk's Office

UNOFFICIAL COPY

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.

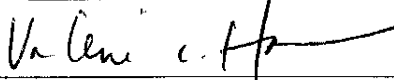
PARK PLACE TOWER I, LLC,
A Delaware Limited Liability Company

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 6th day of May, 2003.


Notary Public



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EXHIBIT A

UNIT(S) 2907 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 NO: 14 21 101 038 THRU 043

CKA: 655 W. IRVING PARK ROAD, UNIT 2907, CHICAGO, IL 60613

Property of Cook County Clerk's Office