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SPECIAL WARRANTY DEED **GIT**

GIT
432277 (1/2)



Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/24/2003 01:32 PM Pg: 1 of 4

After Recording Mail To:

Jodi Robinson
100 S. Atkinson, #214
Grayslake, IL 60030

Mail Tax bills to:

Takashi Kozawa
655 D. Irving Park Rd., #3803
Chicago IL 60613

This 14th 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 TAKASHI KOZAWA (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 N/A 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) 3803 & V-155, 655 West Irving Park Road, Chicago, Illinois 60613


Permanent index numbers: Part of 14-21-101-038-0000 through -043-0000 (Pre-conversion).
AND 14-21-101-044-1955 (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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CITY OF CHICAGO

CITY TAX



JUN. 17.03


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005148

REAL ESTATE TRANSFER TAX
01713.00
FP 103018

STATE OF ILLINOIS

STATE TAX



JUN. 17.03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000010288

REAL ESTATE TRANSFER TAX
00229.00
FP 103014

COOK COUNTY

COUNTY TAX



JUN. 17.03

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000010304

REAL ESTATE TRANSFER TAX
00114.50
FP 103017

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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: *Yaakov Litvin*
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 14th day of May, 2003.

Valerie L Hedge
Notary Public



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EXHIBIT A

UNIT(S) 3803 & V-155 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 1955 (PARKING)

CKA: 655 W. IRVING PARK ROAD, UNIT(S) 3803 & V-155, CHICAGO, IL 60613

Property of Cook County Clerk's Office