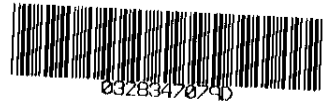


# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
(ILLINOIS)



Doc#: 0328347079  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 10/10/2003 08:21 AM Pg: 1 of 3

GIT

GIT 4326421 1/3 MJ

\*\*Tzotzolis

THIS INDENTURE, made this 3rd day of September, 2003, between 212 East, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, party of the first part, and Pantelis Tzotzolis and Eleni ~~Pantelis~~ <sup>FOREVER</sup>, husband and wife, as joint tenants and not as tenants in common, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00THS DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heir(s) and assign(s), FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises, as above described, with the appurtenances, unto the party of the second part, their heir(s) and assign(s), as joint tenants and not as tenants in common FOREVER.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record including but not limited to the Declaration of Covenants, Conditions, Restrictions and Easements; (v) party wall rights and agreements, if any; (vi) encroachments (provided such do not materially adversely affect the intended use of the subject premises); (vii) the Declaration of Condominium Ownership of Easements, Restrictions and Covenants for 212 East Condominium ("Declaration") as amended from time to time; (viii) the Municipal Code of the City of Chicago; (ix) public and utility easements of record; (x) private easements of record (provided such do not materially adversely affect the intended use of the subject premises); (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act; (xiii) installments due after the date hereof for assessments levied pursuant to the Declaration; (xiv) liens and matters of title over which the title insurance company is willing to insure without cost to Grantee; and (xv) acts done or

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suffered by Grantees, provided, however, that none of the foregoing covenants, conditions, restrictions, easements or building lines provide for forfeiture or reversion of title in case of breach

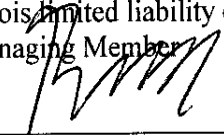
**PIN:** 17-22-308-026 (underlying)  
17-22-308-027 (underlying)  
17-22-308-028 (underlying)  
17-22-308-029 (underlying)

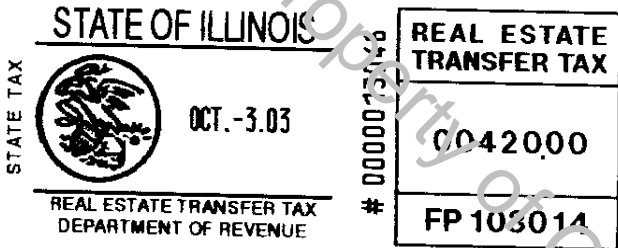
**ADDRESS OF PREMISES:** 212 East Cullerton, Unit # PH04, Chicago, Illinois 60605

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Member, the day and year first above written.

212 East, LLC,  
an Illinois limited liability company

By: 212 East-JCKB, LLC,  
an Illinois limited liability company  
Its: Managing Member

By:   
Brian Giles, Member

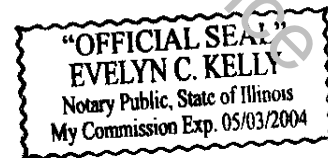


State of Illinois )  
) ss  
County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Giles, Member of 212 East-JCKB, LLC, an Illinois limited liability company, Managing Member of 212 East, LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such Member, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 3rd day of September, 2003

  
Notary Public



**INSTRUMENT PREPARED BY:**

Daniel R. Bronson, Esq.  
Bronson & Kahn LLC  
150 North Wacker Drive, Suite 1400  
Chicago, Illinois 60606

**MAIL RECORDED DEED TO:**

Bill George Stotis  
Stotis & Baird, Chtd  
200 West Jackson Boulevard # 1050  
Chicago, Illinois 60606

**SEND SUBSEQUENT TAX BILLS TO:**

Pantelis Tzotzolis  
Eleni Pantelis  
Unit # PH04, 212 East Cullerton  
Chicago, Illinois 60605

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## EXHIBIT "A"

UNIT PH04 AND P-49 and P-50 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 212 EAST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO, 0321744008 IN SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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 THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTRIONS AND EASEMENTS AFORESAID AND SAID 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 DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

