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**SPECIAL WARRANTY DEED
INDIVIDUAL TENANCY
ILLINOIS**

527174



Doc#: 0328320262
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/10/2003 01:07 PM Pg: 1 of 3

UPON RECORDING MAIL TO:

Thomas Brennan Sara Markens
Attorney At Law
7227 West 127th Street 25 E. Washington, Suite 1000
Palms Heights, Illinois 60463 (Chicago, Illinois, 60607)

SEND SUBSEQUENT TAX BILLS TO:

Michael Schwartzer
1141 West Grace-Unit 2N
Chicago, Illinois 60613

THIS INSTRUMENT, made this 26th day of August, 2003, between Grace & Racine LLC, an Illinois limited liability company, party of the first part, and Michael Schwartzer party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars in hand paid, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

Common Address: 1141 West Grace-Unit 2N Chicago, Illinois 60613

Legal Description:

UNIT 2N in THE GRACE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 99 FEET OF THE EAST 196 FEET OF THE WEST 264 FEET IN BLOCK 12 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTH EAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 14, 2003 AS DOCUMENT NUMBER 0030358668 TOGETHER WITH ITS [THEIR] UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO:

(a) General real estate taxes not yet due and payable; (b) Easements, covenants, conditions, restrictions and building lines of record, including any easement established by or implied from the Declaration of Condominium Ownership for Grace Court Condominiums and Declaration of Covenants, Restrictions and Cross-Easements, recorded March 14, 2003 as Document Number 0030358668 (the "Declaration") or amendments thereto, if any; (c) Applicable zoning and building laws or ordinances; (d) Encroachments, if any; (e) Acts done or suffered by Purchaser; (f) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois.

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, right, 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, its heirs and assigns forever.

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.

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, its 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, WILL WARRANT AND FOREVER DEFEND.

RECORDER TITLE INSURANCE


3

BOX 333-CTI

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CITY TAX

CITY OF CHICAGO



SEP. 15. 03


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000009379

TRANSF...
01086.75
FP 102809

STATE TAX

STATE OF ILLINOIS



OCT. - 8. 03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000012422

REAL ESTATE TRANSFER TAX
00023.00
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. - 8. 03


REVENUE STAMP

000012370

REAL ESTATE TRANSFER TAX
00061.00
FP 326707

STATE TAX

STATE OF ILLINOIS



SEP. 18. 03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000012021

REAL ESTATE TRANSFER TAX
00205.00
FP 102809

CITY TAX

CITY OF CHICAGO



OCT. - 7. 03


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000009636

REAL ESTATE TRANSFER TAX
00698.25
FP 102803

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 18. 03

REVENUE STAMP

000017545

REAL ESTATE TRANSFER TAX
00058.00
FP 326707

Property of Cook County Clerk's Office

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The tenant of Unit 2N has waived or has failed to exercise the right of first refusal.

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

Permanent Real Estate Index Numbers:
14-20-215-002-0000

Grace & Racine LLC, an Illinois limited liability company

Dated this 25th day of August, 2003

By: [Signature]
Its Manager

State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kevin Kroupa, personally known to me to be the Manager of Grace & Racine LLC, an Illinois 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 signed 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 25 day of Aug, 2003. [Signature]
Notary Public

Commission Expires: _____

