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Doc#: 0329739042
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 10/24/2003 11:57 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

01031912/55/1062
This Indenture, made this 20th of June, 2003, between Pine Tree II, L.L.C., an Illinois limited liability company ("Grantor), and Edmund Cutting, ("Grantee"),

An unmarried man,

WITNESSETH, that the

Grantor, for and in consideration of the sum of Ten and No/ 100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the

Grantees, the receipt of whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SCHEDULE A

Near North Me Farm Title Corp
222 North LaSalle Street
Chicago, Illinois 60601

PIN: 11-31-226-029-0000

COMMONLY KNOWN AS: 1645 W. Farwell, Unit 2C Chicago, Illinois

Grantor also hereby grants to Grantees, 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 the Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

Together with all and singular hereditaments and appurtenances thereunto belonging, on in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or 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 Grantees, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantees, and its successors, 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, and through or under it, subject only to:

(4)

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(1) general real estate taxes not due and payable at the time of closing; (2) the Condominium Property Act; (3) the Plat of survey, as defined in the Declaration and attached thereto as Exhibit A and the Declaration, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances and other ordinances of record, (5) encroachments, if any; (6) acts done or suffered by Grantees or anyone claiming by, and through or under Grantee; (7) utility easements, if any, whether recorded or unrecorded; (8) leases and licenses affecting the Common Elements, as defined in the Declaration; (9) covenants, conditions, restrictions, permits, easements and agreements of record, and (10) liens and other matters of title over which Near North National Insurance Company is willing to insure without cost to Grantees.

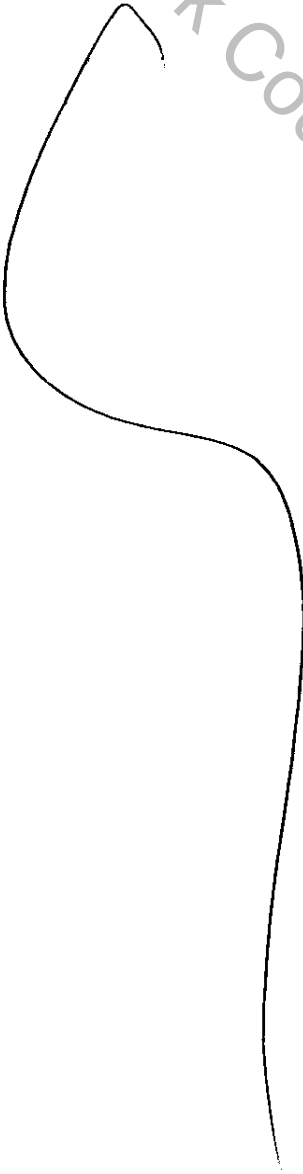
The tenant of Units No. 2C either waived or failed to exercise the tenants right of first refusal or option to purchase Units No. 2C or had no right of first refusal or option to purchase with respect to Units No. 2C.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by a manger, being authorized to do so, as the act and deed of the limited liability company, the day and year first above written.

PINE TREE II, L.L.C., an Illinois limited liability company.

By: _____

Allen S. Liss



Property of Cook County Clerk's Office

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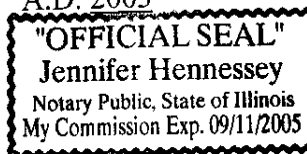
STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY, that Allen S. Liss 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, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal,
this 17th day of June

Jennifer Hennessey
NOTARY PUBLIC

A.D. 2003



This Instrument Prepared by:

Jay H. Mittelstead Jr., Esq.
One North Franklin Street
Suite 650
Chicago, Illinois 60606

After Recording Return to:

Phillip J. Barbolamenti
53 W. Jackson #1401
Upt. Il. 60604

Send Subsequent Tax Bills to:

Edmond Cutting
1645 W. Farwell
2C
Chicago, Il. 60625

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SCHEDULE A


Unit 2C in Pine Tree II Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

The East 12.45 feet except the North 35 feet of Lot 25 and the West 40 feet of Lot 26 in Block 43 in Rogers Park, being a subdivision of the Northeast ¼ and that part of the Northwest ¼ lying East of Ridge Road of Section 31; also the West ½ of the Northwest ¼ of Section 32 also all of Section 30 lying South of the Indian Boundary Line, all in Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.


Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded May 21, 2002 as document number 0020575891, and as amended from time to time, together with its undivided percentage interest in the common elements.

CITY OF CHICAGO
 CITY TAX

 OCT. 14. 03
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 01087.50 |
| # 0000006156 FP326675 |

STATE OF ILLINOIS
 STATE TAX

 OCT. 14. 03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00145.00 |
| # 0000005540 FP326703 |

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 OCT. 14. 03
 REVENUE STAMP

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00072.50 |
| # 0000004405 FP326657 |