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2053437 MTL
SPECIAL WARRANTY DEED

6

MAIL DEED TO:

TMN 10/2
MARTIN ZELLS
20 N. WACKER DR. #2610
CHICAGO ILL 60606



Doc#: 0410326028
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/12/2004 09:48 AM Pg: 1 of 3

SEND TAX BILLS TO:

Teri Baerson
4906-08 North Winthrop
Unit #2S
Chicago, IL 60640

M.G.R. TITLE

THE GRANTOR, Tam Tran, Manager of Homes by T&S, LLC, an Illinois limited liability company, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to Teri Baerson, of Chicago, Illinois, as sole owner, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS: 4906-08 North Winthrop, Unit #2S, Chicago, Illinois, 60640
PIN NUMBER: 14-08-409-032-0000; 14-08-409-033-0000

The 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, 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, unconfirmed special government taxes or assessments, general real estate taxes not yet due or payable, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-08-409-032-0000; 14-08-409-033-0000

Dated this 8 day of April, 2004

Seal: Tam Tran
Tam Tran, Manager
Homes by T&S, LLC

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MERCURY TITLE CO., L.L.C.
POLICY ISSUING AGENT OF
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE LEGAL DESCRIPTION

Commitment Number: 2053437

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 2S IN THE 4906-08 NORTH WINTHROP CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 20 IN BLOCK 1 IN CONAROE'S RESUBDIVISION OF THAT PART OF ARGYLE, LYING SOUTH OF CENTER LINE OF ARGYLE STREET, IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0406227086, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0406227086.