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SPECIAL WARRANTY DEED

MAIL DEED TO: MAIL SECTION TO SE

MARTIN ZELLS 20 N.WACKER AR. #7610 CHICAGO ILL-60606

SEND TAX BILLS TO:

Teri Baerson 4906-08 No th Winthrop Unit #2S Chicago, IL 60640 Doc#: 0410326028
Eugene "Gene" Moore Fee: \$28,00
Cook County Recorder of Deeds
Date: 04/12/2004 09:48 AM Pg: 1 of 3

THE GRANTUR. 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; 14-08-4(9-033-0000

The Grantor also hereby grants to the grantae, 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 Homestand 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 $\underline{\mathscr{E}}$ day of $\underline{\mathscr{P}nul}$, 2004

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

O = =1.

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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 Tam Tran, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and wavier of the right of homestead.

Given under my hand and official seal) this

OFFICAL SEAL SUSAN M LYNCH NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXP' - CG 3-6-2008

Notary Public

Coof County THIS INSTRUMENT WAS PREPARED BY:

Susan M. Lynch, Esq. 3840 No.th Southport Chicago, Illinus 60613

City of Chicago Dept. of Revenue 335810

REVENUE STAMP

Real Estate Transfer Stamp \$2,400.00

04/09/2004 11:29 Batch 02279 3

ESTATE COOK COUNTY TRANSFER TAX COUNTY TAX APR.-8.04 0016000 FP326670

STATE OF ILLINOIS PR.-9.04 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0032000 FP326660

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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 (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 CCUNTY, 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 0406727086.