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This instrument prepared by: Sara L. Martens, Esq. Robbins, Salomon & Patt, Ltd. 25 East Washington Street Suite 1000 Chicago, Illinois 60602 221 8427 1440

Doc#: 0410447144 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 04/13/2004 10:16 AM Pg: 1 of 4

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After recording return to: James Koehler, Esq. Callahan Fitzpatrick & LaKoma 1200 Jorie Boulevard, Suite 329 Oak Brook, IL 30523

MI 1336713.

SPECIAL WARRANTY DEED

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real property and rights and interests in real property situate, lying and being in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

(The foregoing real property together with all improvements and fixtures located thereon are sometimes collectively referred to herein as the "Property.")

PROPERTY: UNIT 405, 2720 WEST CORTLAND STREET, CHICAGO, ILLINOIS 60647

PINS: 13-36-401-015; 13-36-401-016; 13-36-401-017; 13-36-401-018

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.



APR.-9.04
REVENUE STAMP







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THE CONVEYANCE OF THE PROPERTY IS SUBJECT ONLY TO THOSE ENCUMBRANCES SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WITHOUT INTENDING TO REIMPOSE SAME.

And Grantor does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

2716 WEST CORTLAND, L.L.C.

BY: ✓

Manager

STATE OF ILLINOIS)

) SS

COUNTY OF COOK

County I, a Notary Public in and for said County and State do hereby certify that Steven Golovan, Manager of 2716 West Cortland, L.L.C., an Illinois Invited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrume it as his free and voluntary act, and as the free and voluntary act on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 25

NOTARY

2004.

CITY OF CHICAGO

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0198000

FP 103018

OFFICIAL SEAL SIOBHAN LALLY NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 3-26-2005

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 405 2720 WEST CORTLAND STREET CHICAGO, ILLINOIS 60647

PARCEL 1:

UNIT 405, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELFMENTS IN CORTLAND TOWERS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0331019171, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD FRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE USE FOR FARKING PURPOSES IN AND TO PARKING SPACE NO. P-16, A LIMITED COMMON ELEMEN I, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY A TACHED THERETO, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, 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 FASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND ST PULATED AT LENGTH HEREIN.

THERE IS NO TENANT TO WAIVE OR EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

PINS: 13-36-401-015; 13-36-401-016; 13-36-401-017; 13-36-401-018

PLEASE MAIL TAX BILLS TO: ANDREW MANKIEWICZ 2720 W. CORTLAND STREET UNIT 405 CHICAGO, IL 60647 0410447144 Page: 4 of 4

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EXHIBIT "B"

PERMITTED EXCEPTIONS

- REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING;
- 2. THE DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS;
- 3. APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; ENCROACHMENTS, IF ANY;
- 4. ACTOUONE OR SUFFERED BY PURCHASER, OR ANYONE CLAIMING, BY THROUGH, OR UNDER PURCHASER; UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED:
- 5. COVENANTS, COMDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD, PROVIDED NONE OF THE FOREGOING MATERIALLY ADVERSELY AFFECT PURCHASI; BS USE OF THE PROPERTY AS A RESIDENCE;
 - 6. THE DECLARATION;
 - 7. THE ACT; AND
- 8. LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE COMPANY IS WILLING TO INSURE WITHOUT COST TO PURCHASER.