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This Instrument Prepared by:
Warren C. Laski, Esq.
1438 West Altgeld Street
Chicago, Illinois 60614

After Recording Return to:
Michael Stella
~~Warren C. Laski~~
2311 N. Bosworth
Chicago, IL 60614

Send Subsequent Tax Bills to:
Michael Stella
2311 N. Bosworth
Chicago, IL 60614



Doc#: 0411333176
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/22/2004 11:28 AM Pg: 1 of 3

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture is made as of the 19th day of April, 2004, between **L.P. DEVELOPMENT III, LLC**, an Illinois limited liability company ("Grantor"), 1430 North Dearborn, Suite 610, Chicago, Illinois 60610, and **MICHAEL STELLA** ("Grantee"), whose address is 2311 N. Bosworth Chicago, Illinois 60614;

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Unit No. 2311 in the Bosworth Place Townhomes Condominium, as delineated on and defined on the plat of survey of the following described parcel of real estate:

LOTS 38 TO 45, INCLUSIVE, IN BLOCK 1 IN NICKERSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST HALF OF BLOCK 15 AND OF SUBDIVISION BLOCK 5 OF THE EAST HALF OF SAID BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

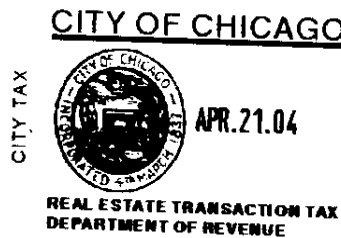
which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 0406818088 (as amended from time to time, the "Condominium Declaration"), together with its undivided percentage interest in the common elements.

Commonly known as 2311 North Bosworth, Chicago, Illinois.

Part of PIN 14-32-101-056-0000

1/3
8198823, DR, CLS

Box 400-CTCC



REAL ESTATE TRANSFER TAX
04725.00
FP 103023

0000000157

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Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Condominium Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Condominium 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 the Condominium Declaration the same as though the provisions of the Condominium Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantees, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) the Condominium Declaration, including all amendments and exhibits; (d) applicable zoning and building laws and ordinances and other ordinances of record; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any, whether recorded or unrecorded; (h) covenants, conditions, restrictions, easements and agreements of record; and (i) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

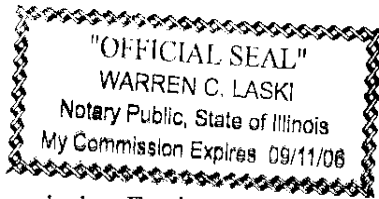
L.P. DEVELOPMENT III, LLC, an Illinois limited liability company

By: [Signature]
Frederick S. Latsko, its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Warren C. Laski, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Frederick S. Latsko, personally known to me to be the Manager of L.P. Development III, LLC, a limited liability company of the State of Illinois, whose name is subscribed to the within 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 the company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 19th day of April, 2004.



[Signature]
Notary Public

My Commission Expires:

