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MAIL TO: FZ

John Haring

_5511 W. Ardmore Ave.

Doc#: 0413447148
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/13/2004 09:57 AM Pg: 1 of 4

CIT

SPECIAL WARRANTY DEED

THIS INDENTURE made this 4th day of May, 2004 between 1637 WEST COLUMBIA CORP., an Illinois corporation c eated and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, as GRANTOR, and JEREMY AYLESWORTH, as GRANTEF.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to his heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION:

Chicago, IL 60646

PARCEL 1: Unit 1629-GW together with its undivided percentage interest in the common elements in West Columbia Place Condominium as delineat d and defined in the declaration recorded as document no. 1108 in southeast 14 of Section 31, Township 41 North, Range 14, east of the third principal meridian, in Cook County, Illinois.

PARCEL 2: Exclusive use for storage purposes in and storage space no. ____ a limited common element, as set forth and defined in said declared of condominium and survey attached thereto, in Cook County Illinois.

TAX PARCEL IDENTIFICATION NUMBERS: 11-31-409-008-0000 COMMONLY KNOWN AS: 1627-29 West Columbia, Unit #GW, Chicago, Illinois 60626

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, unto the Grantee, either in law or in 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 Grantee, its heirs and assigns forever.

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for WEST COLUMBIA PLACE Condominium dated the

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Grantor further reserves to itself and its successors and assigns, and Grantee hereby grants to Grantor and its successors and assigns, the right to remedy as provided in Paragraph 13 of the Purchase Agreement dated March 10th, 2004, between 1637 WEST COLUMBIA CORP., an Illinois corporation, and Eric Gustav Wendt and Staci Ann Wendt for the purchase of the real estate (the "Purchase Agreement") the terms of which are set forth on Exhibit A, attached hereto and made a part hereof. The foregoing right of remedy herein reserved by Grantor and granted by Grantee pursuant to Paragraph 13 of the Purchase Agreement is hereby subordinated to the rights of the holder of any more gage or trust deed hereafter placed upon the real estate described herein.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their neirs and assigns, that it has not done or suffered to be done, anything whereby the said premises ne eby granted are, or may be in any manner incumbered or charged, except as herein recited; and that CRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming or to claim the same, by, through or under it, subject to the following provided that the same do not interfere with Grantee's use or access of the Dwelling Unit or the Parking Space:

- (a) current non-delinquent real estate taxes and was for subsequent years;
- (b) INTENTIONALLY DELETED;
- (c) the Condominium Property Act of the State of Ill nois and the Municipal Code of the City of Chicago, Section _____, including all amendments thereto;
- (d) the Declaration, including all amendments and exhibits art cord thereto;
- (e) public, private and utility easements recorded at any time prior to closing, including any easements established by or implied from the Declaration, or amendments thereto;
- (f) covenants, conditions, agreements, building lines and restrictions of record, including those contained in the Deeds recorded as document numbers _____ and ____ as to use, type and cost of improvements on the Property, none of which having been violated;
- (g) applicable building and zoning laws, statutes, ordinances and restrictions;
- (h) roads and highways, if any;
- (i) leases and licenses affecting Common Elements;
- (j) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of this Deed;
- (k) matters over which the Title Company (as hereinafter defined) is willing to insure;
- (l) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and
- (m) Grantee's mortgage, if any.

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TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

"THE TENANT, IF ANY, OF UNIT GW_ HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL."

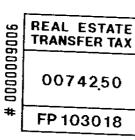
IN WITNESS WHEREOF C

written.	or has caused its name to be signed the dat	e and year first above
10	637 West Columbia Corp., an Illinois corpo	oration
B'	Y: Alex Nakonechny	
STATE OF ILLINO'S	SS	
COUNTY OF COOK	33	
subscribed to the foregoing instrumental that he signed and delivered the sai	he in and for the County and State afor an or, personally known to be the same penent appeared before me this day in perso id instrument as his own free and voluntary or the uses and purposes therein set forth.	erson whose name is
Given under my hand and Notarial S	Seal this 4 soy of MAY	, 2004.
"OFFICIAL SEAL" WES BAILEY Notary Public, State of Illinois My Commission Expires 10/05/05	Notary Public	
THIS IN: KLISE & BIEL, LTD. 1478 WI	STRUMENT WAS PREPARED BY: EST WEBSTER AVENUE, CHICAGO, ILI	LINCUS COCIA
	, cm_ondo, no	LINOIS BROIT
end Subsequent Tax Bills To:	STATE OF ILLINOIS	REAL ESTATE
Jeremy Aylesworth	—— HAY.11.04	
1627-29 West Columbia #GW	REAL ESTATE TRANSFER TAY	
Chicago, Illinois 60626	DEPARTMENT OF REVENUE	FP 103()14
CHICACO	COOK COUNTY	

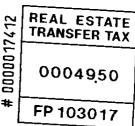




DEPARTMENT OF REVENUE







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EXHIBIT A

TO SPECIAL WARRANTY DEED DATED ___May 4th_____, 2004 CONVEYING UNIT NO. __GW__ AT 1627-37 WEST COLUMBIA PLACE CHICAGO, ILLINOIS 60657

All defined terms herein shall have their meaning assigned to them in the Purchase Agreement

