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GEORGE E. COLE®
LEGAL FORMS

No. 803
November 1994



SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

Doc#: 0413833167
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/17/2004 10:04 AM Pg: 1 of 3

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 6th day of February, 2004, between AAA CONSTRUCTION SERVICES, INC.

a corporation created 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, party of the first part, and GREG GUTTMAN AND GENNA CHANENSON *
750 N. DEARBORN #3003, CHICAGO, IL 60615
(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good & valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

* husband and wife as TENANTS BY THE ENTIRETY
SEE LEGAL ATTACHED TO AND MADE PART OF

Above Space for Recorder's Use Only

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J 1/2

Together with all and singular the hereditaments and appurtenances therunto belonging, or in any wise 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, of the party of the first part, either in law or 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 party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 14-29-320-048-1003
Address(es) of real estate: 2448 N. SOUTHPORT #3, CHICAGO, IL 60614

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

AAA CONSTRUCTION SERVICES, INC.

(Name of Corporation)

By [Signature]
President

Attest: _____
Secretary

This instrument was prepared by WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714
(Name and Address)

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MAIL TO: Grey Guttman
 (Name)
2448 N. Southport, Unit #3
 (Address)
Chicago, IL 60614
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Greg and Genna Guttman
 (Name)
2448 N. Southport, Unit #3
 (Address)
Chicago, IL 60614
 (City, State and Zip)


OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
 COUNTY OF COOK } ss.

I, Mark K Richter a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that MARK BOLDUN
 personally known to me to be the _____ President of AAA CONSTRUCTION SERVICES, INC.
 a n Illinois corporation, and _____, personally known to me to be the
 _____ Secretary of said corporation, and personally known to me to be the same persons whose
 names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that
 as such _____ President and _____ Secretary, they signed and
 delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
 authority, given by the Board of _____ Directors of said corporation as their free and voluntary
 act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of February 2014


Mark K Richter
 Notary Public
 Commission expires _____

STATE OF ILLINOIS

 MAY 12 04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


7606900000
 # 0000000000
 REAL ESTATE TRANSFER TAX
 0037450
 FP 102808

OFFICIAL SEAL
 MARK K. RICHTER
 Notary Public, State of Illinois
 My Commission Expires 01/19/2008

Box _____
 SPECIAL WARRANTY DEED
 Corporatio

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 MAY 12 04
 REVENUE STAMP

0000069264
 REAL ESTATE TRANSFER TAX
 0018725
 FP 102802

CITY TAX
 CITY OF CHICAGO

 MAY 12 04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 # 0000011031
 REAL ESTATE TRANSFER TAX
 0280900
 FP 102805

MAIL TO:

GEORGE E. COLE
 LEGAL FORMS

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3 IN THE 2448 SOUTHPORT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 16 FEET OF LOT 4 AND THE NORTH 9 FEET OF LOT 5 IN BLOCK 1 IN WILLIAM HAHNE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0011060460, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PS-3 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0011060460.

PIN# 14-29-320-048-1003

COMMONLY KNOWN AS: 2448 N. SOUTHPORT #3, CHICAGO, IL 60614

"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, AFORESAID, 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, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."