

SPECIAL WARRANTY DEED

GIT

After Recording Mail To:

Michael H Wasserman
221 N. La Salle #2040
Chicago IL 60601



Doc#: 0414647289
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/25/2004 02:45 PM Pg: 1 of 3

Mail Tax bills to:

Brett F. Bills
655 W. Irving Park Rd. #71202
Chicago IL 60613

This 10th day of May, 2004, Know All Men By These Presents **PARK PLACE TOWER I, LLC**, a Delaware limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to Grantor, by Brett F. Bills (the "Grantee") whose address is 2555 North Clark #1407, Chicago, IL, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, as n/a the following described property situated in the City of Chicago, Cook County, State of Illinois to-wit:

See Exhibit A

Commonly known as: Unit(s) 4202 & V-233, 655 West Irving Park Road, Chicago, Illinois 60613

Permanent index numbers: Part of 14-21-101-038-0000 through -043-0000 (Pre-conversion) (Unit) and 14-21-101-044-2033 (Parking).

Grantor also hereby grants to Grantee and Grantee's personal representatives, successors and assigns, as rights and easements appurtenant to the Property, the rights and easements for the benefit of the Property set forth in the Declaration and Grantor reserves to itself its successors and or assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.


Grantor also hereby grants to 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 easements set forth in said Declaration for the benefit of the remaining property described therein. This Deed is subject to all rights, easements, restrictions, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provision of said Declaration were recited and stipulated at length.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



MAY 21 04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000018016

REAL ESTATE TRANSFER TAX
0032700
FP 103014

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY 20 04

REVENUE STAMP

0000017733

REAL ESTATE TRANSFER TAX
0016350
FP 103017

UNOFFICIAL COPY

Either (a) no tenant had a right of first refusal to purchase the unit(s) on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (b) at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the tenant thereof failed to exercise or waived its first right and option to purchase the Unit, all as provided in the Act or (c) the Grantee was a tenant of the Unit prior to the conversion of the Property to Condominium.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

PARK PLACE TOWER I, LLC,
a Delaware limited liability company


By: Park Place Tower I Holdings I, LLC,
a Delaware limited liability company,
Sole Member

By: [Signature]
Its duly authorized agent

STATE OF ILLINOIS §
COUNTY OF COOK §

CITY TAX

CITY OF CHICAGO



MAY 21 04

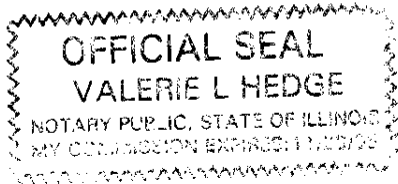
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009196

REAL ESTATE TRANSFER TAX
0245250
FP 103018

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Yaakov Litvin, personally known to me to be the duly authorized agent of Park Place Tower I, LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he as such duly authorized representative, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 10th day of May, 2004.



[Signature]
Notary Public

Prepared by: Valerie L. Hedge, Esq., 655 W. Irving Park Road, Chicago, Illinois 60613.

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Exhibit A

Legal Description

Unit(s) 4202 & V-233 together with its undivided percentage interest in the common elements in Park Place Tower I Condominium as delineated and defined in the Declaration recorded as document number 0011020878, as amended from time to time, in the Northwest $\frac{1}{4}$ of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent index numbers: Part of 14-21-101-038- thru -043 (unit) (pre-conversion)
and 14-21-101-044- 2033 (parking)

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