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Doc#: 0414929164
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/28/2004 10:41 AM Pg: 1 of 4

After Recording Return To:
Judy L. DeAngelis
Attorney at Law
767 Walton Lane
Grayslake, Illinois 60030

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that ASPEN BURNHAM STATION, LLC, an Illinois limited liability company ("Grantor"), having its principal place of business at 321 North Clark, Suite 2440, Chicago, Illinois 60610-4746, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS, CONVEYS AND WARRANTS** to RYAN SNITOWSKY and MARGARET SIMPSON ("Grantee"), of 750 N. Dearborn, Apt. 2908, Chicago, Illinois, 60610, all interest in the following described real estate situated in the County of Cook, State of Illinois described as follows (the "Property"): *as joint tenants and not as tenants in common*

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Tax No.: 17-21-210-136-0000 (*underlying land*)
Common Address: 15 West 15th Street, Unit B1, Chicago, Illinois 60605

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto, unto the said Grantee, and his successors and assigns forever.

Grantor also hereby grants to the Grantee, its 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 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 Special Warranty 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.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted

BOX 333 - CT1

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UNOFFICIAL COPY

Exhibit A

Legal Description

Permanent Tax No.: 17-21-210-136-0000

Common Address: 15 West 15th Street, Unit B1, Chicago, Illinois 60605

PARCEL 1:

UNIT B1, IN ASPEN BURNHAM STATION CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARTS OF LOTS 37, 38, 39, 40, AND 41 IN WILDER'S SOUTH ADDITION AND ALSO PARTS OF BLOCKS 31, 32 AND 33 IN ASSESSOR'S SECOND DIVISION OF THE EAST FRACTIONAL NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0405031154, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

EXCLUSIVE RIGHT TO USE OF PARKING SPACE G-7.

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Exhibit B

Permitted Exceptions

1. GENERAL REAL ESTATE TAXES, GENERAL AND SPECIAL ASSESSMENTS AND ANY SIMILAR TAXES OR CHARGES ASSESSED AGAINST THE PROPERTY FOR THE YEAR 2003 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.
2. ACTS DONE OR SUFFERED TO BE DONE BY GRANTEE, AND/OR HIS AFFILIATES OR RELATED ENTITIES, OR ANY PERSONS CLAIMING BY, THROUGH OR UNDER THE GRANTEE OR SUCH AFFILIATES OR RELATED ENTITIES.
3. TERMS, PROVISION, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN A RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED WITH THE COOK COUNTY RECORDER ON FEBRUARY 19, 2004 AS DOCUMENT NO. 0405031154 AND LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
4. COVENANTS MADE BY BURNHAM STATION L.L.C. RECORDED WITH THE COOK COUNTY RECORDER ON JUNE 8, 1999, AS DOCUMENT NO. 99548190 FOR THE REPAIR AND MAINTENANCE OF SEWER LINES.
5. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT NO. 99786468 AND RECORDED WITH THE COOK COUNTY RECORDER ON AUGUST 18, 1999.
6. TERMS, PROVISIONS, AND CONDITIONS OF THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR BURNHAM STATION MASTER ASSOCIATION, AND RECORDED WITH THE COOK COUNTY RECORDER ON AUGUST 2, 1999 AS DOCUMENT NO. 99811483, AND AMENDED BY THE FIRST AMENDMENT RECORDED WITH THE COOK COUNTY RECORDER ON OCTOBER 25, 1999 AS DOCUMENT NO. 09001336, AND THE SECOND AMENDMENT RECORDED WITH THE COOK COUNTY RECORDER ON APRIL 20, 2000 AS DOCUMENT NO. 00275116.
7. RIGHTS OF PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES TO MAINTAIN WOODED SERVICE; LOCATED ON THE PROPERTY AS DISCLOSED BY PLAT OF SURVEY BY ZARKO SEKEREZ AND ASSOCIATES ORDER NO. 105270 DATED JULY 19, 1996.
8. EASEMENTS OR CLAIMS OF EASEMENTS BY UTILITY COMPANIES AND MUNICIPALITY.