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Doc#: 0415411061 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 06/02/2004 10:38 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

This indenture, made this And day of May, 2004, between Wydoe Development, L.L.C., an illusis limited liability company and duly authorized to transact business in the State of Illinois. Grantor, and Henry K. Sinn and Betty S. Sinn, of 41 E. 8th Street – Unit 2606, Chicago, Illinois, Grantee WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollar (\$10.00) and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby a cknowledged, and pursuant to authority of the managing member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee as Joint Tenants with Right of Survivorship and to their heirs and assigns, FOREVER, all the following real estate situated in Cook County, Illinois which is commonly and known and described as follows:

The property is legally described in Exhibit A, attached hereto.

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 codemand whatsoever, of Grantor, 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 Grantee, their heirs and assigns forever

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its 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 encumbered or clarged, except as 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:

- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;



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- (d) The Declaration of Condominium Ownership for The Residences of Forty-One East Eighth Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois Condominium Property Act;
- (f) The Plat attached as Exhibit C to the Declaration;
- (g) Applicable zoning and building laws and ordinances;
- (h) Roads and highways, if any;
- (i) Unrecorded public utility easements, if any;
- (j) Grantee's mortgage, if any;
- (k) Plats of dedication and covenants thereof; and
- (1) Acts done or suffered by Grantee, or anyone claiming under Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Managing Member the day and year first above written.

Wydor Development, L.L.C., an Illinois limited liability

company

By:

Managing Member

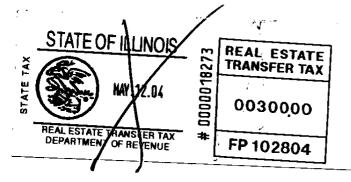
	46
Prepared by:	Murray J. Lewison Johnson and Colmar 300 S. Wacker Drive – Suite 1000 Chicago, Illinois 60606
After Recording Mail to:	John Garto 127 W. Willow Whouten III. 6087
Send Subsequent Tax Bills to:	Henry k. 57MM 41 E. 8th St. # 2801 chicaro, tr. 60405

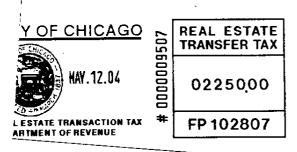
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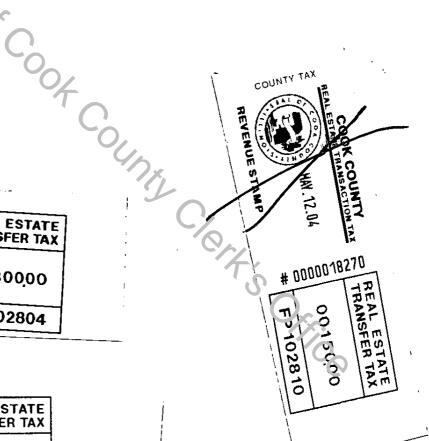
STATE OF ILLINOIS)
0077)SS
COUNTY OF COOK)

GIVEN under my hand and seal, this 2ghd day of April _______, 2004.

Sara C. Krawczykowski NOTARY PUBLIC Illinois Commission No. 559245 Expires 6-6-2006







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EXHIBIT A

Parcel 1:

Parking Unit P-145 together with its undivided percentage interest in the common elements in The Residences of Forty-One East Eighth Condominium, as delineated and defined in the Declaration recorded August 15, 2001 as Document Number 0010751185 and Supplement thereto recorded December 5, 2002 as Document Number 0021345534, in the West Half of the Southwest Quarter of Section 15, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Rights and privileges including but not limited to easements for pedestrian and vehicular access; use, maintenance, repair and replacement; and public and private utility easements contained in the Declaration of Condominium Ownership for the Residences of Forty-One East Eighth Condominium and provisions relating to other portions of the Premises recorded August 15, 2001 as Document Number 0010751185.

Common Address:

County Clark's Office 41 E. 8th Street, Chicago, IL

PIN:

17-15-304-048-<u>1112</u>