## **UNOFFICIAL COPY**

SPECIAL WARRANTY DEED	
4338465 (13) G 1	
After Recording Mail To:	· •
JOHN C. JANUTUR	
1 to S. DEARBORN #1610	
1 to S. DEARBORN # 1610 Chicago, 16 60603	
Mail Tax bills to:	Doc#: 0416347004
RAMIS GHE_TH	Eugene "Gene" Moore Fee: \$25.00
655 W 1RUINT P. 120# 3210	Date: 06/11/2004 07:18 AM Pg: 1 of 3
Chicago 11 60613	
Ox	
-	, 2004, Know All Men By These Presents PARI
PLACE TOWER I, LLC, a Delaware limited liability com	- • •
of TEN AND 00/100 DOLLARS (\$10.00) in cash and Grantor, by RAMIS GHEITH	
Grantor, by RAMIS GHEITH address is 4650 Lake Shore Drive #162, Shrey	(the "Grantee") whose
is hereby acknowledged, has GRANTED, BARGAINED	
GRANT, BARGAIN, SELL, and CONVEY unto Grant	· · · · · · · · · · · · · · · · · · ·
the following described property situated in the City of Chi	cago, Cook County, State of Illinois to-wit:
a	
See <u>Ext</u>	ubit A
Commonly known as: Unit(s) 3210 & V-230	655 West Irving Park Roga Chicago, Illinois 60613
Permanent index numbers: Part of 14-21-101-038-0000 three	ough -043-0000 (Pre-conversion) (Unit)

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.



0416347004 Page: 2 of 3

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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.

> YARK PLACE TOWER I, LLC, a De'aware limited liability company

By: Parl Place Tower Holdings I, LLC, a Delaware impited liaklity company, Sole Member

> By: Its du

STATE OF ILLINOIS § COUNTY OF COOK §

OUNTY Clark's The undersigned, a notary public in and for said County, in the State afcressid, DOES HEREBY CERTIFY that Yaakov Litvin, personally known to me to be the duly authorized agent of Part 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.

OFFICIAL SEAL

NOTARY PUBLIC, STATE OF ILLINOIS MY CONMISSION EXPIRES: 11/28/96 4.10.46.14444.44444.4444.44

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

0416347004 Page: 3 of 3

# **UNOFFICIAL COPY**

#### Exhibit A

### Legal Description

Unit(s) 3210 & V-230 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 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 14-21-101-044-2030 (parking)

Commonly known as: Unit(s) 3210 & V-230 , 655 West Irving Park Road, Chicago, Illinois 60613







