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SPECIAL WARRANTY DEED

GIT

After Recording Mail To:

Kahn & Kahn
728 Florsheim Dr.
Libertyville, IL 60048

Mail Tax bills to: Grantees Address:

Srichand Panjwani
284 Noble Circle
Vernon Hills, IL 60061



Doc#: 0416347158
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/11/2004 10:24 AM Pg: 1 of 3

This 17th 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 Srichand Panjwani and Bharati S. Panjwani (the "Grantee") whose address is 284 Noble Circle, Vernon Hill, IL 60061, 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 joint tenants 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) 3604 & B-195, 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 14-21-101-044-1676 (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.

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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.

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

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

By: [Signature]
Its duly authorized agent

STATE OF ILLINOIS §
 §
COUNTY OF COOK §

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 is 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 17th day of May, 2004.




[Signature]
Notary Public


UNOFFICIAL COPY**Exhibit A**Legal Description


Unit(s) 3604 & B-195 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- 1676 (parking)

Commonly known as: Unit(s) 3604 & B-195, 655 West Irving Park Road, Chicago, Illinois 60613

CITY TAX	 CITY OF CHICAGO JUN.-9.04 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0001009405	REAL ESTATE TRANSFER TAX
			01845.00
			FP 103018

STATE TAX	 STATE OF ILLINOIS JUN.-8.04 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000018526	REAL ESTATE TRANSFER TAX
			00246.00
			FP 103014

COUNTY TAX	 COOK COUNTY REAL ESTATE TRANSACTION TAX JUN.-8.04 REVENUE STAMP	# 000018246	REAL ESTATE TRANSFER TAX
			00123.00
			FP 103017