## **UNOFFICIAL COPY**

SPECIAL WARRANTY DEED  GIT 4335914 0-12	24163473 <b>6</b> →
After Recording Mail To:	Doc#: 0416347309
<u> </u>	Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 06/11/2004 02:05 PM Pg: 1 of 3
Steven Dallos Suite 1525 111 W. Wushington St. Chicago, Il. 60602	
Chicago, Il. 60602	
Mail Tax bills to:	
Colleen M. Polizzi  unit 3205 655 W. Irving Park Road  Chicago, Il. 60613	
Chicago T1 60613	
This 25th day of May , 2004, Know	
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 Colleen M. Polizzi address is 1252 N. Damen Ave, #2, Chicago, 1L 60622	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, an/a	
the following described property situated in the City of Chicago, Cook County, State of Illinois to-wit:	
ale tous using use and property and and any or amongs, or any or	
See Exhibit A	
Commonly known as: Unit(s) 3205, 655 West Irving Park	R Jar <sup>1</sup> , Chicago, Illinois 60613
Permanent index numbers: Part of 14-21-101-038-0000 through -043-0000 (Pre-conversion) (Unit)	
. (goidust) XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
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 Country responses to itself its appropriate and on assigns the nights and account as fourth in	

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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## NOFFICIAL

Either (a) no tenant had a right of first refusal to purchase the unit(s) on the date on which the Grantor egave 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

Park Place Tower Holdings I, LLC

Sol Member

n brit ed agent

STATE OF ILLINOIS ( COUNTY OF COOK

Colluis Cle 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 vinose 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 25th

OFFICIAL SEAL ERIE L HEDGE

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 11/28/05

Notary Public

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

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# **UNOFFICIAL CC**

#### Exhibit A

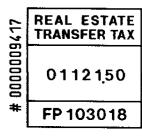
### Legal Description

together with its undivided percentage interest in the common 3205 Unit(s) 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 aum sers: Part of 14-21-101-038- thru -043 (unit) (pre-conversion) 655 West Irving Park Road, Chicago, Illinois 60613 Commonly known as: Unit(s) 0,5004





DEPARTMENT OF REVENUE





DEPARTMENT OF REVENUE





