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SPECIAL WARRANTY DEED



Doc#: 0419001120
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/08/2004 09:36 AM Pg: 1 of 3

THIS INDENTURE, made
this 4th day of May 2004
between KELLY D.
McMILLAN and
SEAN CONLON,
of The City of Chicago,
County of Cook,
State of Illinois.

WITNESSETH that party of the first part for and in consideration of the sum of Ten And 00/100 (\$10.00) Dollars and other good and valuable consideration paid by the party of the second part, the receipt whereof is hereby acknowledged, by the party of the first part, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: and as more fully described in Exhibit A attached hereto: SEE ATTACHED.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, and the reversion(s), remainder(s), rents, issues and profits thereof, and all of the estate, right, title, interest claim or demand whatsoever, of the property of the first part, either in law or equity, of, in and to the attached described premises, with the hereditaments and appurtenances: to HAVE AND TO HOLD the said premises as above described, with appurtenances, unto the party of the second part, his heirs and assigns forever.

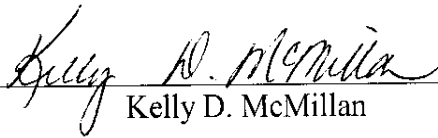
The party of the first part, for herself and her heirs, does covenant, promise and agree, to and with the party of the second part, his heirs and assigns, that she has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that she WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: General real estate taxes for the current year not then due and for subsequent years, easements, covenants, restrictions, agreements conditions and building lines of record; the Illinois Condominium Property Act; The 20 E. Cedar Condominium Association; The 33 E. Cedar Condominium Association, terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto: applicable zoning and

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building laws and ordinances; easements, if any; unrecorded public utility easements, if any; plats of dedication and covenants thereon; drainage ditches, tiles and laterals, if any.

IN WITNESS WHEREOF, said party of the first part has caused her name to be signed to these presents.



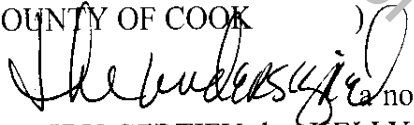
Kelly D. McMillan

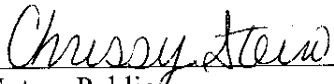
Name and Address of Taxpayer Sean Conlon, 20 E. Cedar, Unit 10C, Chicago, IL 60611

STATE OF ILLINOIS

ss.

COUNTY OF COOK

I,  a notary public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that KELLY D. MCMILLAN is personally known to me and whose name is subscribed to the foregoing instrument, appeared before me this day in person. Acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth. GIVEN under my hand and official seal this 3 day of May 2004. *A SINGLE WOMAN*



Notary Public
My commission expires 9/30/05

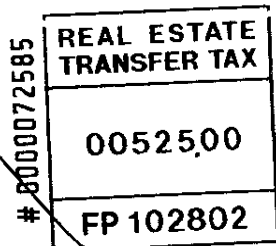
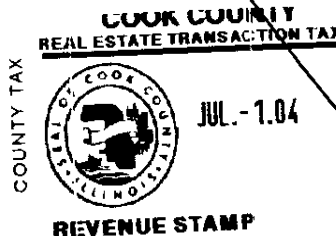
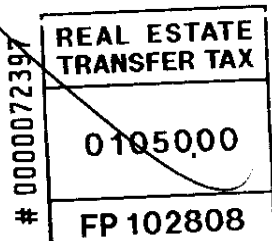
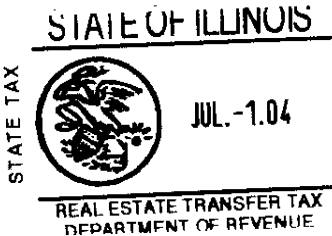
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This instrument was prepared by:
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Orum & Roth
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Chicago, IL. 60604

Mail To:
Ms. Eileen Lally
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Suite 2920
Chicago, IL 60601

City of Chicago
Dept. of Revenue 
338146
05/05/2004 09:12 Batch 00726 4
Real Estate
Transfer Stamp
\$7,875.00



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STREET ADDRESS: 20 E CEDAR #10C

CITY: CHICAGO

TAX NUMBER: 17-03-201-067-1020

COUNTY: COOK

and 17-03-202-072-1149 ✓

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 10-C AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: ✓

LOT 4 IN OWNERS DIVISION OF PART OF BLOCK 2 IN CANAL TRUSTEES SUBDIVISION OF SOUTH FRACTIONAL 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF COMDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 5, 1970 AND KNOWN AS TRUST NUMBER 29782 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22027444, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT NUMBER P-21 IN THE 33 EAST CEDAR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

PARCEL 2A:

LOTS 1 AND 2 IN AUGUSTIN GAUER'S SUBDIVISION OF THE WEST PART OF THE NORTH 1/3 OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

PARCEL 2B:

THE WEST 80 FEET OF THE EAST 150 FEET OF THE WEST 444.75 FEET, OF THE NORTH 1/3 OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID AS MEASURED ALONG THE NORTH LINE OF SAID BLOCK 3, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96660725, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.