

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

BIT

After Recording Mail To:

Benjamin Treutler  
4950 N. Marine #304  
Chgo, IL 60640



Doc#: 0421047297  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/28/2004 03:20 PM Pg: 1 of 4

Mail Tax bills to:

Benjamin Treutler  
4950 N. Marine #304  
Chicago IL 60640  
BIT 433677602 1/3

This 29th day of July, 2004, Know All Men By These Presents **SHORELINE PARK OF CHICAGO, 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 Benjamin D. Treutler (the "Grantee") whose address is \_\_\_\_\_, 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 n/a, 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) 304 & D-23, 4950 North Marine Drive, Chicago, Illinois 60640

Permanent index number(s): 14-08-412-040- 1071 and 14-08-412-040- 1666

(the "Property") subject to: current non-delinquent real estate taxes and taxes for subsequent years; the Act; all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provision of the Declaration were recited and stipulated at length; applicable zoning, planned unit development and building laws, ordinances and restrictions; leases and licenses affecting the Common Elements; building lines of record and the violations of said building lines; easement for light and air and driveway and passageway recorded March 9, 1948; various public utility easements; matters over which the title insurer is willing to insure; rights of current tenants, if any; and acts done or suffered by Grantee.

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 above-mentioned 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.


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Property of Cook County Clerk's Office

CITY TAX

**CITY OF CHICAGO**



JUL.26.04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000010052

REAL ESTATE TRANSFER TAX
0120375
FP 103018

STATE TAX

**STATE OF ILLINOIS**



JUL.25.04


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000019767

REAL ESTATE TRANSFER TAX
0016050
FP 103014

COUNTY TAX

**COOK COUNTY**



JUL.26.04

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0002019487

REAL ESTATE TRANSFER TAX
0008025
FP 103017

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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; subject to the Permitted Encumbrances.

SHORELINE PARK OF CHICAGO, LLC,  
A Delaware Limited Liability Company

By: \_\_\_\_\_  
Tomer Bitton  
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 Tomer Bitton, personally known to me to be the duly authorized agent of Shoreline Park of Chicago, 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.

GIVEN under my hand and official seal this 24<sup>th</sup> day of June, 2004.



\_\_\_\_\_  
Valerie L. Hedge  
Notary Public

