UNOFFICIAL COPY

SPECIAL WARRANTY DEED 1/3 4340792 SXT	642 647 625D
After Recording Mail To:	Doc#: 0421647025 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds
Enika Brogn 13205 Pauline Ct.	Date: 08/03/2004 07:58 AM Pg: 1 of 4
Orland Park, 12 60462	
Mail Tax bills to:	
Enika + Julian Bregu	
655 W Irnny & Pd # 4010	
<u>Clucago 11 60 613</u>	•
	4, Know All Men By These Presents PARK
PLACE TOWER I, LLC, a Delaware limited liability company (the "Cof TEN AND 00/100 DOLLARS (\$10.00) in casi, and other good and the state of the Property of the Company (the "Company (t	Grantor"), for and in consideration of the sum and valuable consideration, in hand paid to
Grantor, by Enika Bregu address is 13205 Pauline Ct, Orland Park, 11 60462	(the "Grantee") whose, the receipt and sufficiency of which
is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and GRANT, BARGAIN, SELL, and CONVEY unto Grantee, 25	
the following described property situated in the City of Chicago, Cock (County, State of Illinois to-wit:
See <u>Exhibit A</u>	C
Commonly known as: Unit(s) 4010 & C-59, 655 West Ir	ving Park Poarl, Chicago, Illinois 60613
Permanent index numbers: Part of 14-21-101-038-0000 through -043-00 and 14-21-101-044- 1784 (Parking).	000 (Pre-conversion) (Unit)
Grantor also hereby grants to Grantee and Grantee's personal rights and easements appurtenant to the Property, the rights and easement in the Declaration and Grantor reserves to itself its successors and or at the Declaration for the benefit of the remaining property described there	ents for the benefit of the Property set forth issigns, the rights and easements set forth in

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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Property of County Clerk's Office Ri





JUL.30.04

1771	REAL ESTATE TRANSFER TAX
00000	0232000
#	FP 103019

STATE OF ILLINOIS



JUL.29.04

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

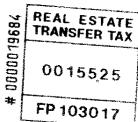


COOK COUNTY STATE TRANSACTION TAX



JUL.30.04

REVENUE STAMP



0421647025 Page: 3 of 4

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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.

> PAR'S PLACE TOWER I, LLC, a Del. ware limited liability company

By: Park Place Yower Holdings I, LLC, a Delaware linute. liability company,

Sole Member

Its duly authorized agent

STATE OF ILLINOIS §

COUNTY OF COOK §

Olynin Clerkis The undersigned, a notary public in and for said County, in the State aforeszia, DOES HEREBY CERTIFY that Valerie L.Hedge, personally known to me to be the duly authorized agent of Pack 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.

GIVEN under my hand and official seal this _

NOTARY PUBLIC STATE OF ILLINOIS

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

0421647025 Page: 4 of 4

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Exhibit A

Legal Description

Unit(s) 4010 & C-59 together with its undivided percentage interest in the comme elements in Park Place Tower I Condominium as delineated and defined in the Declaration recorded as docume number 0011020878, as amended from time to time, in the Northwest ¼ of Section 21, Township 40 North, Ran 14, East of the Third Principal Meridian, in Cook County, Illinois.	ge
Permanent index run bers: Part of 14-21-101-038- thru -043 (unit) (pre-conversion) and 14-21-101-044- 1784 (parking)	
Permanent index Am bers: Part of 14-21-101-038- thru -043 (unit) (pre-conversion) and 14-21-101-044- 1784 (parking) Commonly known as: Unit(s) 4010 & C-59 , 655 West Irving Park Road, Chicago, Illinois 606	113