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04251471445

Doc#: 0425147144  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 09/07/2004 10:51 AM Pg: 1 of 4

4341601 (13)

This instrument prepared by:  
Sara L. Martens, Esq.  
Sinar Keldermans Miller & Friedman, LLC  
303 West Madison Street  
Suite 1800  
Chicago, Illinois 60606

After recording return to:  
Julius S. Kole, Esq.  
Law Office of Julius S. Kole  
750 Lake Cook Road, Suite 135  
Buffalo Grove Illinois 60089

GIT

SPECIAL WARRANTY DEED

This Indenture, made as of the 16<sup>th</sup> day of July, 2004, between 2716 WEST CORTLAND, L.L.C., an Illinois limited liability company, having an address at 2636 North Lincoln Avenue, Chicago, Illinois 60614, ("Grantor") and ERIK KOLTZ and Ronald KOLTZ, having an address at 655 E. Pennsylvania Drive, Palatine, Illinois, ("Grantee").

\*as joint tenants

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real property and rights and interests in real property situate, lying and being in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

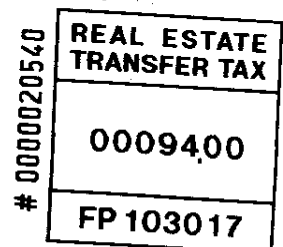
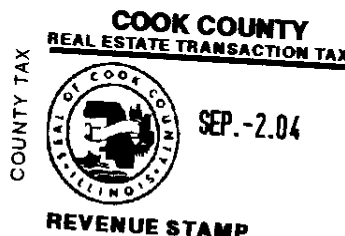
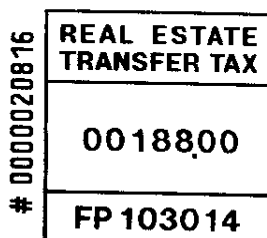
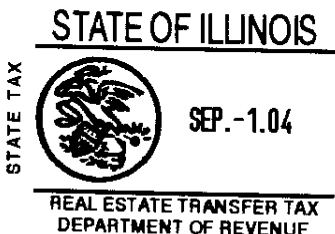
THIS IS NOT HOMESTEAD PROPERTY AS TO RONALD KOLTZ

(The foregoing real property together with all improvements and fixtures located thereon are sometimes collectively referred to herein as the "Property.")

PROPERTY: UNIT 102, 2720 WEST CORTLAND STREET, CHICAGO, ILLINOIS 60647

PINS: 13-36-401-015; 13-36-401-016; 13-36-401-017; 13-36-401-018

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.



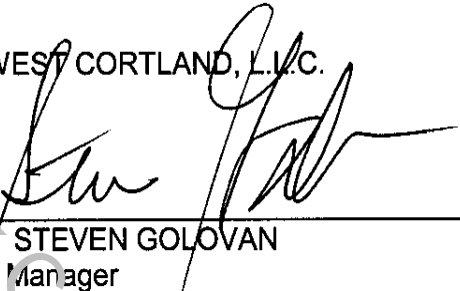
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THE CONVEYANCE OF THE PROPERTY IS SUBJECT ONLY TO THOSE ENCUMBRANCES SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WITHOUT INTENDING TO REIMPOSE SAME.

And Grantor does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

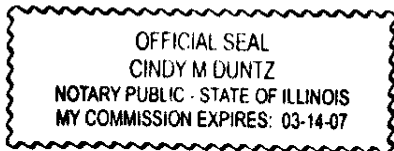
2716 WEST CORTLAND, L.L.C.

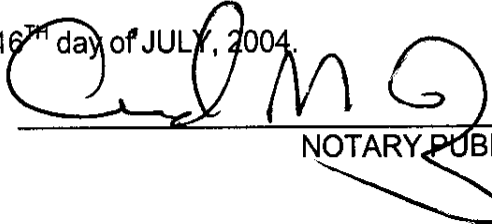
BY:   
STEVEN GOLOVAN  
Its: Manager

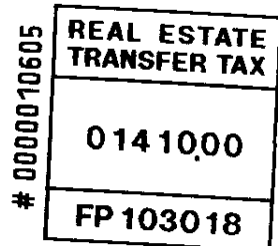
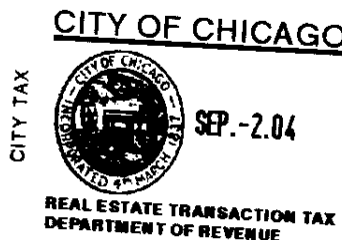
STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

I, a Notary Public in and for said County and State, do hereby certify that Steven Golovan, Manager of 2716 West Cortland, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 16<sup>TH</sup> day of JULY, 2004.



  
NOTARY PUBLIC



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## EXHIBIT "A"

### LEGAL DESCRIPTION

UNIT 102  
2720 WEST CORTLAND STREET  
CHICAGO, ILLINOIS 60647

UNIT 102, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CORTLAND TOWERS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0331019171, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE 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 LAND DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE IS NO TENANT TO WAIVE OR EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

PINS: 13-36-401-015; 13-36-401-016; 13-36-401-017; 13-36-401-018

PLEASE MAIL TAX BILLS TO:  
ERIC KOLTZ  
2720 W. CORTLAND STREET  
UNIT 102  
CHICAGO, IL 60647

## EXHIBIT "B"

PERMITTED EXCEPTIONS

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING;
2. THE DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS;
3. APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; ENCROACHMENTS, IF ANY;
4. ACTS DONE OR SUFFERED BY PURCHASER, OR ANYONE CLAIMING, BY THROUGH, OR UNDER PURCHASER; UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED;
5. COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD, PROVIDED NONE OF THE FOREGOING MATERIALLY ADVERSELY AFFECT PURCHASER'S USE OF THE PROPERTY AS A RESIDENCE;
6. THE DECLARATION;
7. THE ACT; AND
8. LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE COMPANY IS WILLING TO INSURE WITHOUT COST TO PURCHASER.