



Doc#: 0425229109  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/08/2004 11:36 AM Pg: 1 of 3

This Document Prepared By:

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After Recording Return To:  
David Watschke, Esq.  
~~298 Chandler~~ 110 Skillew #201  
Elmhurst, Illinois 60126

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that ASPEN BURNHAM STATION, LLC, an Illinois limited liability company ("Grantor"), having its principal place of business at 321 North Clark, Suite 2440, Chicago, Illinois 60610-4743, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby

**GRANTS, BARGAINS, SELLS, CONVEYS AND WARRANTS** to *Kenneth H. Gong, unmarried man and Helene Gong ("Grantee")*, of *125 Clara, Elmhurst, IL 60126*, all interest in the following described real estate situated in the County of Cook, State of Illinois described as follows (the "Property"): *an unmarried, 95 joint tenants with right of survivorship, not as woman SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF* *tenants in common*

Permanent Tax No.: 17-21-210-136-0000 and 17-21-210-137-0000

Common Address: 51 West 15<sup>th</sup> Street, Unit 12, Chicago, Illinois 60605

**TO HAVE AND TO HOLD** the Property, together with all and singular the privileges and appurtenances belonging thereto, unto the said Grantee, and his successors and assigns forever. *in joint tenancy with right of survivorship*

Grantor also hereby grants to the Grantee, its 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 of Condominium, aforesaid, 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 Special Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor **WILL WARRANT AND DEFEND** the Property against all persons

*Handwritten signature*

*Handwritten notes: ST 505 9093, 505 9093, 505 9093*

# UNOFFICIAL COPY

lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, ASPEN BURNHAM STATION, LLC, an Illinois limited liability company, has caused this Special Warranty Deed to be executed as of the 4<sup>th</sup> day of August, 2004.

**ASPEN BURNHAM STATION, LLC,**  
an Illinois limited liability company

By: Newgard Holdings, LLC, its manager

By: [Signature]  
PAUL C. R. UTIGARD, Authorized Signatory

**CITY OF CHICAGO**



SEP.-1.04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000014992

<b>REAL ESTATE TRANSFER TAX</b>
03000.00
FP 102805

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in said County in the State aforesaid, DO HEREBY CERTIFY that PAUL C. R. UTIGARD, an Authorized Signatory of Newgard Holdings, LLC, the manager of ASPEN BURNHAM STATION, LLC, an Illinois 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 as such he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4<sup>th</sup> day of August, 2004.

[Signature]  
Notary Public

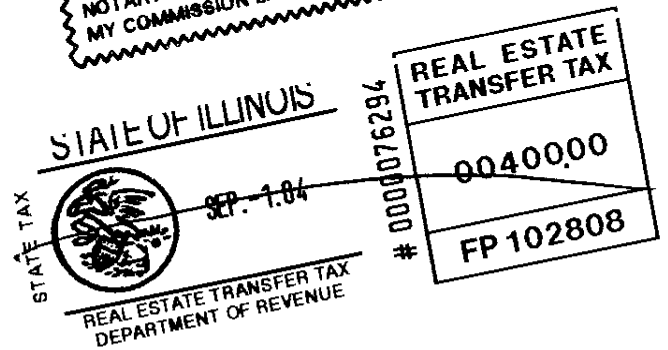
My commission expires:

[seal]

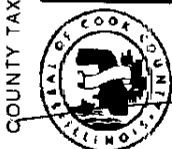


Mail subsequent tax bills to:

KENNETH GONG  
51 WEST 151<sup>st</sup> ST. #12  
CHICAGO, IL 60605



**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



SEP.-1.04

REVENUE STAMP

# 0000076493

<b>REAL ESTATE TRANSFER TAX</b>
00200.00
FP 102802

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## Exhibit A

### Legal Description

Permanent Tax No.: 17-21-210-136-0000 and 17-21-210-137-0000

Common Address: 51 West 15th Street, Unit I2, Chicago, Illinois 60605

#### PARCEL 1:

UNIT I2, IN ASPEN BURNHAM STATION CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARTS OF LOTS 37, 38, 39, 40, AND 41 IN WILDER'S SOUTH ADDITION AND ALSO PARTS OF BLOCKS 31, 32 AND 33 IN ASSESSOR'S SECOND DIVISION OF THE EAST FRACTIONAL NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0405031154, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

EXCLUSIVE RIGHT TO USE OF PARKING SPACE G17.