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SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **HAWTHORNE PLACE, LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,



Doc#: 0426046151
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/16/2004 12:13 PM Pg: 1 of 4

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Richard C. Balind and Margaret C. Balind, his wife, not as tenants in common, and not as joint tenants, but as TENANTS BY THE ENTIRETY, ("Grantees"), whose address is: 600 W. Diversey Parkway, #717, Chicago, Illinois 60614, the following described real estate, to-wit:

PARCEL 1: Unit No. 1204 in 525 Hawthorne Place Condominium, as delineated on a survey of the following parcel of real estate:

The Northerly 107.60 feet of the Easterly 160 feet of the Westerly 200 feet of Lot 26 in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 inclusive and 33 to 37 inclusive in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 0021232465, together with its undivided percentage interest in the common elements

PARCEL 2:

Easement for the benefit of Parcel 1 of the right to maintain any underground improvements now existing which encroach onto the property known as 3410 North Lake Shore Drive as created by Declaration of Reciprocal Easements dated March 30, 1979 and recorded as Document 24937229.

This 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.

Lawyers Unit #09194 Case#

02-13923DI (108)

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SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; (b) applicable zoning and building laws and ordinances; (c) covenants and restrictions of record; (d) Declaration of Reciprocal Easements dated March 30, 1979 recorded as Document No. 24937229; (e) Easement Agreement recorded as Document No. 0021017513; (f) matters disclosed by Plat of Survey dated July 30, 2001, Job No. 70273, made by Mid America Survey Company and as disclosed by Zarko Sekerez & Associates, Inc. Plat of survey dated August 14th 2001 order no. 111182; (g) the Condominium Property Act of Illinois, the Condominium Ordinance of the Chicago Municipal Code, and the Declaration of Condominium recorded as Document No. 0021232465 and any amendments thereto, heretofore and hereafter recorded; (h) installments due after Closing of assessments heretofore and hereafter established and/or levied pursuant to the Declaration, all of which assessments the Grantee agrees to pay; (i) any other matters over which Lawyers Title Insurance Corporation commits to insure by endorsement, policy modification or otherwise; (j) acts of the Grantee; (k) easements recorded at any time prior to closing; (l) utility easements, whether recorded or unrecorded; and (m) any plat of subdivision affecting the Parcel.

THE TENANT OF UNIT(S) HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL

Permanent Real Estate Index Number: 14-21-307-012-0000


Commonly Known As: 525 Hawthorne Place, Unit 1204
Chicago, Illinois 60657

City of Chicago
Dept. of Revenue
351996
09/13/2004 09:22 Batch 02278 5

 Real Estate
Transfer Stamp
\$2,482.50

STATE TAX

STATE OF ILLINOIS

 SEP.-9.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000069640


REAL ESTATE TRANSFER TAX
0033 1.00
FP326669

REAL ESTATE TRANSFER TAX	0 0165.50	FP326670
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0000139775

COOK COUNTY
REAL ESTATE TRANSACTION TAX

SEP.-9.04

 REVENUE STAMP

COUNTY TAX

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LEGAL DESCRIPTION

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Property of COOK COUNTY Clerk's Office