4344206 - 192 UNOFFICIAL COPY

### SPECIAL WARRANTY DEED

After Recording Mail To:  ROBERT J. GALGAN JR.  340 W. BUTTERFIELD ROAD, #1A  ELMHURST, IL 60126-5068	Doc#: 0427947181  Eugene "Gene" Moore Fee: \$30.00  Cook County Recorder of Deeds Date: 10/05/2004 01:15 PM Pg: 1 of 4
Mail Tax bills to:	
Robert + Dobbie Sutton	
25,740 Timber Dr.	
Warrenville II. 60555	
Ox	
This 20th day of September	, 2004, Know All Men By These Presents PARK
The Act Transport Bull Car Delayare impled 130117 COMPS	inv (the "Grantor"), for and in consideration of the service
of TEN AND 00/100 DOLLARS (\$10.00) in cast and other contribution and Report A	A. Sutton (the "Grantee") whose
of TEN AND 00/100 DOLLARS (\$10.00) in cast and out Grantor, by Debbie Gentile Sutton and Robert A address is 25 740 Timber Drive, Warrenville Li	, 60555 the receipt and sufficiency of which
is hereby acknowledged, has GRANTED, Black Marie Convey unto Grantee	SOLD, and CONVEYED IN GOLDET OF SURVINISH!
the following described property situated in the City of Chicag	go, Cool. County, State of Illinois to-wit:
the following described property strated in the	4
See <u>Exhib</u>	oit A
4607 s V-260	Q44 - 1 (0/12
Commonly known as: Unit(s) 4607 & V-260 , 6	55 West Irving Park Road, Chicago, Illinois 00013
	'.0
Permanent index numbers: Part of 14-21-101-038; -041; and-	1)+2-0000 (Nie-couversion) (Charl
and 14-21-101-044 2060 (Parking).	95c
Grantee and Grante	e's personal representatives, successors and assigns, as

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 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.

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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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 Granton but not otherwise, subject to the Permitted Encumbrances.

> PARK PLACE TOWER I, LLC, a Delay are limited liability company

By: Park Place Tower Holdings I, LLC, a Delaware li nite I liability company,

Sole Member

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 Valerie L.Hedge, personally known to me to be the duly authorized agent of Fark 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 20th day of Jeptende, 2004.

"OFFICIAL SEAL" JANICE M. TILLMAN My Commission Expires 11/20/06

Prepared by: Valerie L. Hedge, Esq., 655 W. Irving Park Road, Chicago, Illinois Note: Public, State of Illinois

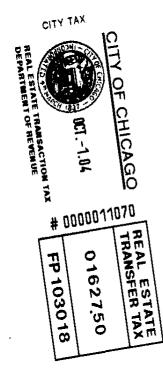
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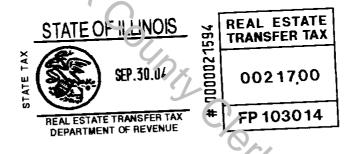
# **UNOFFICIAL COPY**

#### Exhibit A

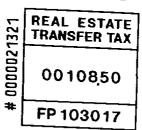
#### Legal Description

Unit(s)46	07 & V-260	together with	h its undivided	percentage interest in the common
number 00110	20878, as amended from	time to time, in the	Northwest ¼ of	the Declaration recorded as document Section 21, Township 40 North, Range
14, East of the	Third Principal Meridian	i, in Cook County, in	HIOIS.	
	<i>\( \)</i>			
Permanent inc	lex numbers: Part of 14	21-101-038-; 041; and	I -043-0000 (unit	r) (pre-conversion)
	und 14-21	-101-0 <del>11</del> -2060	(parking)	•
	Q <sub>/x</sub>			
Commonly kn	nown as: Unit(s) 4607	& V-260	, 655 West Ir	ving Park Road, Chicago, Illinois 60613
•		() <sub>-</sub>		









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## **UNOFFICIAL COPY**

#### Exhibit B

#### Permitted Exceptions

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) the Act;
- the Declaration and Master Declaration, the same as though the provisions of the Declaration and Master Declaration were recited and stipulated at length;
- (4) applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (5) leases and licenses affecting the Common Elements;
- (6) matters of record and survey matters as of the date of acceptance by Seller, as disclosed in the Property Report;
- (7) matters over which the title insurer is willing to insure;
- (8) rights of current tenants under the lease dated 5/18/">
- (9) and acts done or suffered by Grantee;
- (10) easements for public utilities and drainage, ingress and egress as contained in the document recorded as nos. 20+99014; 20816906, 20890328, 20820211, 21057218, 21057219 and 98187832 (affects compace elements).
- (11) Covenants, conditions and restrictions contained in Documents recorded as Document Number 2161210 (affects underlying land); and
- (12) Covenants, conditions and restriction; contained in Documents recorded as Document Number 2599439, 2862964, and 1996. 338 (affects underlying land).