



This Document Prepared By:

David W. Silver, Esq.  
Mason, Silver, Wenk  
& Mishkin, L.L.C.  
1033 Skokie Boulevard, Suite 250  
Northbrook, Illinois 60062

Doc#: 0428029122  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 10/06/2004 08:19 AM Pg: 1 of 4

After Recording Return To:  
J. F. Klunk, Esq.  
916 S. State Street  
Lockport, Illinois 60441

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 60610-4746, 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 **ROBERT R. CONNORS** ("Grantee"), of 11637 Sandalwood Drive, Frankfort, Illinois 60423, all interest in the following described real estate situated in the County of Cook, State of Illinois described as follows (the "Property"): *NO MB*

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

Common Address: 51 West 15<sup>th</sup> Street, Unit H2, 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.

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

CT1 ST 506 096Y / UF3 000

306 730

# 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 3<sup>RD</sup> day of August, 2004.

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

By: Newgard Holdings, LLC, its manager


By: *Paul C. R. Utigard*  
PAUL C. R. UTIGARD, Authorized Signatory

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 3<sup>RD</sup> day of August, 2004.


*Kathleen J. Heiders*  
Notary Public


STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	OCT.-2.04	# 0000078547
		00400.00
		FP 102808
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

My commission expires:



Mail subsequent tax bills to:  
ROBERT R. CONNORS  
51 WEST 15<sup>TH</sup> STREET #402  
CHICAGO, IL 60605

CITY TAX	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	OCT.-2.04	# 0000016279
		03000.00
		FP 102805
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSFER TAX
	OCT.-2.04	# 0000078749
		00200.00
		FP 102802
	REAL ESTATE TRANSACTION TAX REVENUE STAMP	

# UNOFFICIAL COPY

## 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 H2, Chicago, Illinois 60605

#### PARCEL 1:

UNIT H2, 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 C15

# UNOFFICIAL COPY

## Exhibit B

### Permitted Exceptions

1. GENERAL REAL ESTATE TAXES, GENERAL AND SPECIAL ASSESSMENTS AND ANY SIMILAR TAXES OR CHARGES ASSESSED AGAINST THE PROPERTY FOR THE YEAR 2003 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE.
2. ACTS DONE OR SUFFERED TO BE DONE BY GRANTEE, AND/OR HIS AFFILIATES OR RELATED ENTITIES, OR ANY PERSONS CLAIMING BY, THROUGH OR UNDER THE GRANTEE OR SUCH AFFILIATES OR RELATED ENTITIES.
3. TERMS PROVISION, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN A RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED WITH THE COOK COUNTY RECORDER ON FEBRUARY 19, 2004 AS DOCUMENT NO. 0405031154 AND LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.
4. COVENANTS MADE BY BURNHAM STATION L.L.C. RECORDED WITH THE COOK COUNTY RECORDER ON JUNE 8, 1999, AS DOCUMENT NO. 99548190 FOR THE REPAIR AND MAINTENANCE OF SEWER LINES.
5. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT NO. 99786468 AND RECORDED WITH THE COOK COUNTY RECORDER ON AUGUST 18, 1999.
6. TERMS, PROVISIONS, AND CONDITIONS OF THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR BURNHAM STATION MASTER ASSOCIATION, AND RECORDED WITH THE COOK COUNTY RECORDER ON AUGUST 2, 1999 AS DOCUMENT NO. 99811483, AND AMENDED BY THE FIRST AMENDMENT RECORDED WITH THE COOK COUNTY RECORDER ON OCTOBER 25, 1999 AS DOCUMENT NO. 09001336, AND THE SECOND AMENDMENT RECORDED WITH THE COOK COUNTY RECORDER ON APRIL 20, 2000 AS DOCUMENT NO. 00275116.
7. RIGHTS OF PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES TO MAINTAIN WOODED SERVICE ;LOCATED ON THE PROPERTY AS DISCLOSED BY PLAT OF SURVEY BY ZARKO SEKEREZ AND ASSOCIATES ORDER NO. 105270 DATED JULY 19, 1996.
8. EASEMENTS OR CLAIMS OF EASEMENTS BY UTILITY COMPANIES AND MUNICIPALITY.