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Special Quit Claim Deed

Statutory (Illinois) Corporation to Individual

STS Development & The GRANTOR, Construction, LLC, an Illinois Limited Liability Company,

0428744117

Eugene "Gene" Moore Fee: \$28.50 Cook County Recorder of Deeds

Date: 10/13/2004 03:37 PM Pg: 1 of 3

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in head paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and QUIT CLAIMS to

Mark Wyshnytzky, of 2302 W. Chicago Ave., Chicago, 1L 60622

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 1 in 2308 West Chicago Condom niums as delineated on a Survey of the following described real estate: Lot 44 in the Subdivision of the South part of Block 13 in Suffern's Subdivision of the Southwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the De Jaration of Condominium recorded as Document No. 0411127069, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

SUBJECT TO: General real estate taxes for 2004 and subsequent years.

Permanent Real Estate Index Number(s): 17-06-328-034-0000 (Affects this and other property)

2308 W. Chicago Ave., Unit 1, Chicago, Librois 60622 Address(es) of Real Estate:

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements a purtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and base nents set forth in said Declaration for the benefit of the remaining property described therein. 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.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member/Manager this 13th day of October, 2004.

> STS Development & Construction, L.L.C., an Illinois limited liability company

Stanislav Skoulsky, Manager

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State of Illinois)	
	}	SS
County of Cook)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Wyshnytzky and Stanislav Skoulsky, personally known to me to be the Member/Managers of STS Development & Construction, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member/Managers, they signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

Given under my hand and seal, this 13th day of October, 2004."

Commission expires:

This instrument prepared by: Law Offices of Kulas & Kulas, 2329 W. Chicago, Chicago, Illinois 60622

5004

Date

Attorney Representative

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ciderance by paragraph(s)

of Section 200,1-286 of said Ordinance.

Mail to:

Law Offices of Kulas & Kulas 2329 W. Chicago Ave. Chicago, Illinois 60622

Send subsequent tax bills to:

Mark Wyshnytzky 2302 W. Chicago Ave. Chicago, Illinois 60622

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 10-13, 2004	Signature: Grantor or Agent
Subscribed and sworn to before me by the start of this of the start of	ne said _, 2004.
Notary Public	"OFFICEAL SEAL" PAUL J. KULAS Notary Pubic, State of Linos My Commission Expires 42 08.06

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)