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SPECIAL WARRANTY DEED
ILLINOIS



UPON RECORDING MAIL TO:

Paul G. Hull
Stahl Cowen Crowley LLC
55 West Monroe, Suite 500
Chicago, Illinois 60603

Doc#: 0429335118
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/19/2004 10:14 AM Pg: 1 of 4

SEND SUBSEQUENT TAX BILLS TO:

Christopher R. Funk
One South Leavitt
Unit 207
Chicago, Illinois 60612

1 see new AAP no add CT
WP8377383

The grantor, **ONE SOUTH LEAVITT, LLC**, an Illinois limited liability company ("Grantor"), of 2159 West Madison, Unit 1, Chicago, Illinois 60612, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **Christopher R. Funk, a single individual** ("Grantee"), of **701 South Wells, Unit 1204, Chicago, Illinois 60607**, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit: SEE ATTACHED EXHIBIT A, and covenants that it will **WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: the Illinois Condominium Property Act; the Declaration of Condominium and all amendments thereto (referenced in Exhibit A); applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; covenants, conditions and restrictions of record; and, general real estate taxes for the year **2003 (second installment)** and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant 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 easements set forth in said Declaration of Condominium 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

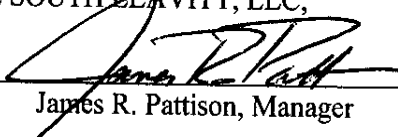
The Tenant of Unit 207 and P-33 had no right of first refusal.

Permanent Real Estate Index Number: 17-18-102-001-0000

Address of real estate: **One South Leavitt, Unit 207 and P-33** Chicago, Illinois 60612

Dated this 17th day of August, 2004.

ONE SOUTH LEAVITT, LLC,

By: 
James R. Pattison, Manager

Box 333

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AMS POSTAGE METER SYSTEMS

STATE OF ILLINOIS

OCT. 11.04

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000079037

REAL ESTATE TRANSFER TAX
00381.00
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

OCT. 11.04

REVENUE STAMP

0000079243

REAL ESTATE TRANSFER TAX
0019050
FP 102802

AMS POSTAGE METER SYSTEMS

CITY OF CHICAGO

OCT. 11.04

CITY TAX

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

0000016482

REAL ESTATE TRANSFER TAX
02857.50
FP 102805


County Clerk's Office

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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 James R. Pattison, as Manager of One South Leavitt, LLC, an Illinois limited liability company, 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 signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 17th day of August, 2004.



Notary Public

This instrument prepared by:

Paul G. Hull, Esq.
Stahl Cowen Crowley LLC
55 West Monroe Street
Suite 500
Chicago, Illinois 60603

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 207 AND UNIT P-33 IN ONE SOUTH LEAVITT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1 TO 6, BOTH INCLUSIVE, IN ABNER TAYLOR'S MADISON STREET SUBDIVISION OF THAT PART OF THE WEST 2.5 CHAINS OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412744053, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0412744052.

PIN: 17-18-102-001-0000

Address of real estate: One South Leavitt, Unit 207 and Unit P-33, Chicago, Illinois 60612

Property of Cook County Clerk's Office