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SPECIAL WARRANTY DEED

Doc#: 0431533035
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 11/10/2004 07:20 AM Pg: 1 of 5

Prepared by:

Richard J. Rubin
439 North Western Avenue
Chicago, Illinois 60612

After recording, mail to:

Cathleen Keating
2215 York Rd
Oak Brook IL 60523

Know All Men By These Presents, that 4100 Lincoln, L.L.C., an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid, by LaSalle Bank N.A., as trustee, under trust agreement dated November 2, 2004 and known as Trust Number 133524

(the "Grantee") of
(Grantee's address) 136 South LaSalle Street, Chicago, Illinois 60603

to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents, does GRANT, BARGAIN, SELL, and CONVEY unto Grantee the following described real estate, situated in the County of Cook, in the State of Illinois, to-wit:

For legal description see Exhibit "A" which is attached hereto and made a part hereof.

Commonly known and described as: Units P20, and 4116 North Lincoln Avenue, Chicago, Illinois 60618

Permanent index numbers: 14-18-321-063-0000 and 14-18-321-060-1047

(the "Property") subject to the matters listed on Exhibit "B", attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and

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EXHIBIT "A"

Legal description

Parcel 1:

4116 North Lincoln Avenue

That property and space which is contained within and between that certain horizontal plane located 18.11 feet above Chicago City Datum and that certain other horizontal plane located 27.31 feet above Chicago City Datum and which lies within the boundaries projected vertically of that part of Lots 217 to 223, both inclusive and taken as a single tract, in Rudolph's Subdivision of Blocks 4 and 5 of W. B. Odgen's Subdivision of the Southwest 1/4 of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois described as follows:

Commencing at the Northeast corner of said Lot 223 being also a point on the Westerly line of Lincoln Avenue; thence Southwesterly along the Northerly line of said Lot 223, a distance of 0.30 feet; thence Southeasterly at right angles to the last described course, a distance of 0.20 feet to the Northeast corner of a four story brick and frame building commonly known as 4116 North Lincoln Avenue in Chicago; thence continuing Southeasterly along the last described course extended, being along the exterior face of said building, a distance of 10.02 feet to a corner of the building; thence Northeasterly at right angles to the last described course, being along the exterior face of said building, a distance of 0.35 feet to a corner of the building; thence Southeasterly at right angles to the last described course, being along the exterior face of said building, a distance of 20.76 feet;

thence Southwesterly at right angles to the last described course, a distance of 1.25 feet to a point on the vertical line of intersection of the interior faces of two walls of said building being the point of beginning of the parcel herein described;

thence Southeasterly at right angles to the last described course, being along the interior face of said wall, a distance of 39.68 feet to a corner of the wall;

thence Southwesterly at right angles to the last described course, being along the interior face of said wall, a distance of 35.37 feet to a corner of the wall;

thence Northwesterly at right angles to the last described course, being along the interior face of said wall, a distance of 39.68 feet to a corner of the wall;

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thence Northeasterly at right angles to the last described course, being along the interior face of said wall, a distance of 9.70 feet to a corner of the wall;

thence Northwesterly at right angles to the last described course, being along the interior face of said wall, a distance of 5.00 feet to a corner of the wall;

thence Northeasterly at right angles to the last described course, being along the interior face of said wall, a distance 14.00 feet to a corner of the wall;

thence Southeasterly at right angles to the last described course, being along the interior face of said wall, a distance of 5.00 feet to a corner of the wall;

thence Northeasterly at right angles to the last described course, being along the interior face of said wall, a distance of 11.57 feet to the point of beginning.

Parcel 2:

Units P20 in the 4100 North Lincoln Avenue Condominium as delineated on a survey of the following described real estate:

Lots 217 to 223 in Rudolph's Subdivision of Blocks 4 and 5 of W. B. Ogden's Subdivision of the Southwest 1/4 of Section 18, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0020866001 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also hereby grants to 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 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.

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EXHIBIT "B"

Permitted Encumbrances

- (1) real estate taxes not yet due and payable;
- (2) public utility easements;
- (3) all rights, easements, restrictions, conditions and reservations contained in the Declaration and a reservation by Seller to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration;
- (4) provisions of the Condominium Property Act of Illinois (the "Act");
- (5) such other matters as to which the Title Insurer commits to insure Purchaser against loss or damage;
- (6) acts of Purchaser;
- (7) and covenants, conditions, restrictions, and easements of record.

Property of Cook County Clerk's Office