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SPECIAL WARRANTY DEED



Doc#: 0500347182
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/03/2005 01:24 PM Pg: 1 of 4

After Recording Mail To:

Ton Schioppa
5306 N Nagle
Chicago IL 60630

Mail Tax bills to:

Ton Schioppa
5306 N Nagle
Chicago IL 60630

This 23rd day of December, 2004, Know All Men By These Presents **PARK PLACE TOWER I, LLC**, a Delaware 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 to Grantor, by Ion Schioppa (the "Grantee") whose address is 5306 N Nagle, Chicago IL, 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, as n/a the following described property situated in the City of Chicago, Cook County, State of Illinois to-wit:

See Exhibit A

Commonly known as: Unit(s) 5409 & B-236, 655 West Irving Park Road, Chicago, Illinois 60613

Permanent index numbers: Part of 14-21-101-038; -041; and -043-0000 (Pre-conversion) (Unit) and 14-21-101-044- 1717 (Parking).

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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Exhibit A

Legal Description

Unit(s) 5409 & B-236 together with its undivided percentage interest in the common elements in Park Place Tower I Condominium as delineated and defined in the Declaration recorded as document number 0011020878, as amended from time to time, in the Northwest $\frac{1}{4}$ of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent index numbers: Part of 14-21-101-038-; 041; and -043-0000 (unit) (pre-conversion)
and 14-21-101-044- 1717 (parking)

Commonly known as: Unit(s) 5409 & B-236, 655 West Irving Park Road, Chicago, Illinois 60613

Property of Cook County Clerk's Office

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Exhibit B

Permitted Exceptions

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) the Act;
- (3) 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 6/28/07;
- (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. 20499014; 20816906, 20890328, 20820211, 21057218, 21057219 and 98187832 (affects common elements).
- (11) Covenants, conditions and restrictions contained in Documents recorded as Document Number 2161210 (affects underlying land); and
- (12) Covenants, conditions and restrictions contained in Documents recorded as Document Number 2599439, 2862964, and 19965338 (affects underlying land).

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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.

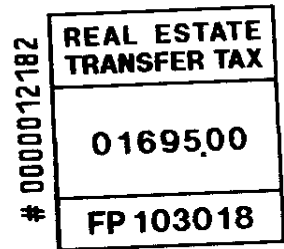
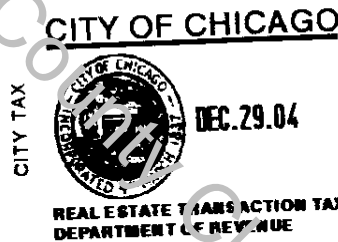
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER and the Grantor hereby does bind itself; 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 Grantor, but not otherwise, subject to the Permitted Encumbrances.

PARK PLACE TOWER I, LLC,
a Delaware limited liability company

By: Park Place Tower Holdings I, LLC,
a Delaware limited liability company,
Sole Member

By: Valerie L. Hedge
Its duly authorized agent

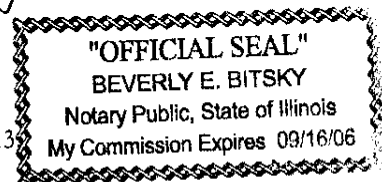
STATE OF ILLINOIS §
COUNTY OF COOK §



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 Park 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 23rd day of December, 2004.

Beverly E. Bitsky
Notary Public



Prepared by: Valerie L. Hedge, Esq., 655 W. Irving Park Road, Chicago, Illinois 60613

