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This instrument was prepared by:

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WR File No. 10209.00200



Doc#: 0505302327
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/22/2005 01:13 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of February, 2005, between 3316 W. PALMER LLC, a an Illinois 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, party of the first part, and

This space is reserved for Recorder.

DIRK BOWLES, single, of 1841 W. Evergreen Avenue, Chicago, IL, of party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:
UNIT 3 REAR IN THE 3316 W. PALMER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19 IN BLOCK 4 IN SHIPMAN, BELL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 22, 2004 AS DOCUMENT 0426622182, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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 set forth in said Declaration 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND**, the said premises against all persons lawfully claiming, or to claim same, by, through or under it, subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) special taxes and assessments for improvements not yet completed; (3) applicable zoning and building laws and building

Box 400-CTCC

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STATE TAX

STATE OF ILLINOIS



FEB. 18.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0213002257

REAL ESTATE TRANSFER TAX
00247.00
FP 103024

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



FEB. 18.05


REVENUE STAMP

0000000215

REAL ESTATE TRANSFER TAX
00123.50
FP 103022

CITY TAX

CITY OF CHICAGO



FEB. 18.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001387

REAL ESTATE TRANSFER TAX
01853.00
FP 103023

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line restrictions, and ordinances; (4) acts done or suffered by the Purchaser or anyone claiming by, through or under the Purchaser; (5) streets and highways, if any; (6) party wall rights and agreements, if any; (7) encroachments (provided such do not materially adversely affect the intended use of the Unit); (8) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, as amended from time to time; (9) the Condominium Property Act of Illinois (the "Act"); (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and (11) installments due after closing for assessments levied pursuant to the Declaration.

The tenant of this Unit has waived or has failed to exercise the right of first refusal.

Permanent Real Estate Index Numbers: 13-35-215-028-0000
Address of real estate: 3316 W. Palmer, Unit 3Rear, Chicago, Illinois 60647

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

3316 W. PALMER LLC, an
Illinois Limited Liability Company

By: M. Fishman & Company, an
Illinois Corporation, its manager

By: _____
Its: President

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark A. Fishman, as President of M. Fishman & Company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of said corporation, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of February, 2005.



Allison M. Marzano

Notary Public

After Recording Mail To:
Mr. Lawrence H. Leavitt
Greenbaum & Leavit
79 W. Monroe Street, Ste. 912
Chicago, IL 60603

Send Subsequent Tax Bills To:
Dirk Bowles
3316 W. Palmer, Unit 3Rear
Chicago, IL 60647