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This Instrument Prepared by:
Warren C. Laski, Esq.
1438 West Altgeld Street
Chicago, Illinois 60614

After Recording Return to:
Michael Samuels, Esq.
720 Osterman Ave.
Suite 301
Deerfield, Illinois 60015

Send Subsequent Tax Bills to:
Steven B. Schwartz
2325 N. Bosworth
Chicago, Illinois 60614



Doc#: 0506702402
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/08/2005 02:02 PM Pg: 1 of 3

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SPECIAL WARRANTY DEED

This Indenture is made as of the 3rd day of March, 2005, between **L.P. DEVELOPMENT III, LLC**, an Illinois limited liability company ("Grantor"), 1430 North Dearborn, Suite 610, Chicago, Illinois 60610, and **STEVEN B. SCHWARTZ** ("Grantee"), whose address is 6049 Dempster Street, Morton Grove, Illinois 60053;

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Unit No. 2325 in the Bosworth Place Townhomes Condominium, as delineated on and defined on the plat of survey of the following described parcel of real estate:

LOTS 38 TO 45, INCLUSIVE, IN BLOCK 1 IN NICKERSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST HALF OF BLOCK 15 AND OF SUBDIVISION BLOCK 5 OF THE EAST HALF OF SAID BLOCK 15 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 0406818088 (as amended from time to time, the "Condominium Declaration"), together with its undivided percentage interest in the common elements.

Commonly known as 2325 North Bosworth, Chicago, Illinois.

Part of PIN 14-32-101-056-0000

Box 400-CTCC

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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 the property set forth in the Condominium Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Condominium 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 the Condominium Declaration the same as though the provisions of the Condominium Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantees, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) the Condominium Declaration, including all amendments and exhibits; (d) applicable zoning and building laws and ordinances and other ordinances of record; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any, whether recorded or unrecorded; (h) covenants, conditions, restrictions, easements and agreements of record; and (i) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

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|---|-------------------|--------------|-----------------------------|
| STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | STATE OF ILLINOIS | # 0000002345 | REAL ESTATE TRANSFER TAX |
| | MAR. -4.05 | | 0068000 |
| | | | FP 103024 |

| | | | |
|--|---|--------------|-----------------------------|
| COUNTY TAX  REVENUE STAMP | COOK COUNTY | # 0000000304 | REAL ESTATE TRANSFER TAX |
| | REAL ESTATE TRANSACTION TAX MAR. -4.05 | | 0034000 |
| | | | FP 103022 |

