# **UNOFFICIAL COPY**

This instrument prepared by:
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Sinar Keldermans Miller & Friedman, LLC
303 West Madison Street
Suite 1800
Chicago, Illinois 60606

After recording return to:
Marc Tobias, Esq.
Law Offices of Lipsky & Tobias
355 W. Dundee Road
Suite 205
Buffalo Grove, Illinois 60089



Doc#: 0512347090 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 05/03/2005 12:15 PM Pg: 1 of 4

4336118 (1/3)

SPECIAL WARRANTY DEED

This Indenture, made as of the 25<sup>th</sup> day of April 2005, between 2716 WEST CORTLAND, L.L.C., an Illinois limited liability company, having an address at 2636 North Lincoln Avenue, Chicago, Illinois 60614, ("Grantor") and MATTHEW E. FRIEDMAN and ALISON M. HELFGOT, as AS TENANTS IN ("Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real property and nghts and interests in real property situate, lying and being in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

(The foregoing real property together with all improvements and fixtures located thereon are sometimes collectively referred to herein as the "Property.")

PROPERTY: UNIT 301, 2720 WEST CORTLAND STREET, CHICAGO, ILLINOIS (0547

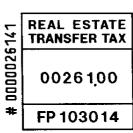
PINS: 13-36-401-029-0000 and 13-36-401-030-1047

Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.









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THE CONVEYANCE OF THE PROPERTY IS SUBJECT ONLY TO THOSE ENCUMBRANCES SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WITHOUT INTENDING TO REIMPOSE SAME.

And Grantor does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, G	rantor has hereunto e	xecuted this Special	Warranty Deed as of
the day and year first above written.		) //	/
<b>O</b> .	2716 WEST CORT	LAND, L.C	/
700			
9	BY:	~ / //	
Ox	STEVEN G	OLOVAN	
(	Its: Manager		

STATE OF ILLINOIS SS COUNTY OF COOK

I, a Notary Public in and for said County and State, do hereby certify that Steven Golovan, Manager of 2716 West Cortland, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager. appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of APRIC

OFFICIAL SEAL MARINA READER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/30/08

**CITY OF CHICAGO** 



CITY TAX



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**EXHIBIT "A"** 

#### LEGAL DESCRIPTION

UNIT 301 2720 WEST CORTLAND STREET CHICAGO, ILLINOIS 60647

#### PARCEL 1:

UNIT 301, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CORTLAND TOWERS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0331019171, AS AMENDED, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. 32, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY AT TACHED THERETO, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENZETT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND FASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE IS NO TENANT TO WAIVE OR EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

PINS: 13-36-401-029-0000 AND 13-36-401-030-1047

PLEASE MAIL TAX BILLS TO: MATTHEW E. FRIEDMAN ALISON M. HELFGOT 2720 W. CORTLAND STREET UNIT 301 CHICAGO, IL 60647

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#### EXHIBIT "B"

### PERMITTED EXCEPTIONS

- 1. REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING;
  - 2. THE DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS;
- 3. APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; ENCROACHMENTS, IF ANY; SO LONG AS SAID ITEMS DO NOT AFFECT THE QUIET USE AND ENJOYMENT OF THE PROPERTY;
- 4. ACTS DONE OR SUFFERED BY PURCHASER, OR ANYONE CLAIMING, BY THROUGH, OR UNDER FURCHASER; UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED:
- 5. COVENANTS, CONLITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD, PROVIDED NONE OF THE FOREGOING MATERIALLY ADVERSELY AFFECT PURCHASER'S (SE OF THE PROPERTY AS A RESIDENCE;
  - 6. THE DECLARATION;
  - 7. THE ACT; AND
- 8. LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE COMPANY IS WILLING TO INSURE WITHOUT COST TO FURCHASER.