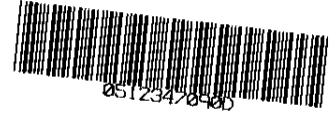


UNOFFICIAL COPY

This instrument prepared by:
Michele L. Clauss, Esq.
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)
GIT

SPECIAL WARRANTY DEED

This Indenture, made as of the 25th 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").
COMMON

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 rights and interests in real property situate, lying and being in Cook County, Illinois, to wit:

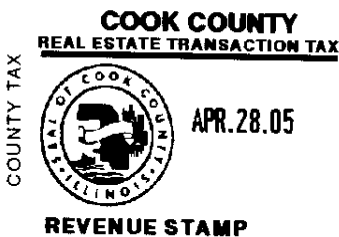
SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

(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 60647

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.



# 0000025861	REAL ESTATE TRANSFER TAX
	00130.50
	FP 103017



# 0000026141	REAL ESTATE TRANSFER TAX
	00261.00
	FP 103014

UNOFFICIAL COPY

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. ^P32, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED 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 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 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

UNOFFICIAL COPY

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 PURCHASER; UTILITY EASEMENTS, IF ANY, WHETHER RECORDED OR UNRECORDED;
5. COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD, PROVIDED NONE OF THE FOREGOING MATERIALLY ADVERSELY AFFECT PURCHASER'S USE 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 PURCHASER.