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SPECIAL WARRANTY DEED
ILLINOIS

UPON RECORDING MAIL TO:

WPB377589
OTTCJBS
1st 2 neighbors
PAUL J. MAGARINI
1111 South Blvd
OAK PARK IL 60302



Doc#: 0512911102
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/09/2005 10:52 AM Pg: 1 of 3

SEND SUBSEQUENT TAX BILLS TO:

Susan Fox
2000-02 West Race, Chicago, Illinois
Unit 2000-2

The grantor, City View Homes LLC, an Illinois limited liability company ("Grantor"), of 1743 North Wood Street, Chicago, Illinois 60622, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Susan Fox, a single woman, as an Individual, ("Grantee"), Unit 2 2000 W. RACE CHICAGO, IL, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

SEE ATTACHED EXHIBIT A

and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: **covenants, conditions and restrictions of record and general real estate taxes for the year 2004, second installment and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.**

The Tenant of Unit 2000-2 had no right of first refusal.

Grantor also hereby grants to the Grantee, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium described in Exhibit A hereto, 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises **as an Individual** forever.

Permanent Real Estate Index Number: 17-07-121-045-0000; 17-07-121-046-0000

Address of real estate: 2000-02 West Race, Chicago, Illinois, Unit 2000-2

Dated this this 25th day of April, 2005.

City View Homes LLC,
an Illinois limited liability company

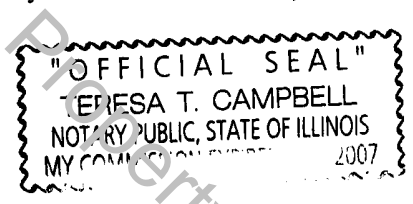
David Nick, Manager

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State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, THAT Daivd Nick, personally known to me to be the Manager of City View Homes LLC, an Illinois limited liability company, and personally know 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 as such Manager, he signed and delivered the said instrument pursuant to authority given said Company, 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 this 25th day of April, 2005.




Teresa Campbell

Notary Public

This instrument prepared by: John R. Joyce, Esq.
Stahl Cowen Crowley LLC
55 West Monroe Street
Suite 500
Chicago, Illinois 60603

STATE OF ILLINOIS

STATE TAX  MAY.-4.05


REAL ESTATE TRANSFER TAX

0000085453

00422,50
FP 102808

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COOK COUNTY

COUNTY TAX  MAY.-4.05


REAL ESTATE TRANSACTION TAX

0000085665

00211,25
FP 102802

REVENUE STAMP

CITY OF CHICAGO

CITY TAX  MAY.-4.05

REAL ESTATE TRANSACTION TAX

000002673

03168,75
FP 102805

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 WP8377589 F1

STREET ADDRESS: 2000 W. RACE AVENUE

UNIT 2

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-07-121-045-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 2000-2 IN THE 2000-02 WEST RACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 50 AND LOT 49 IN WINSLOW'S SUBDIVISION OF THAT PART OF BLOCK 21 OF CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511503143; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1 AND P-2, AND ROOF AREAS 2 AND 4 ; A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0511503143