

SPECIAL WARRANTY DEED

UNOFFICIAL COPY

THIS AGREEMENT, made this 29th day of April, 2005, by and between Mahavir Enterprises, L.L.C., 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, GRANTOR, and Melissa Gadowski of the City of Chicago, State of Illinois, GRANTEE, WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's 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:



Doc#: 0513626034
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/16/2005 09:44 AM Pg: 1 of 2

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED
HERETO AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL CONVEY, and will warrant only and exclusively to those matters by, through or under the Grantor, and to those matters stated on Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized member, the day and year first above written.

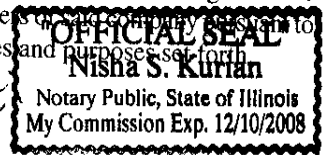
Mahavir Enterprises, L.L.C.
an Illinois limited liability company

STATE OF ILLINOIS)
COUNTY OF COOK)

By: Kamal Chhabra
Its Manager

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that the above person is personally known to me to be the Manager of Mahavir Enterprises, L.L.C., an Illinois limited liability company, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument by the authority given to him by the Manager and Members of said company, for the uses and purposes set forth in its Operating Agreement as the free and voluntary act and deed of said company, for the uses and purposes set forth

Given under my hand and notarial seal 28th day of April, 2005.



Nisha S. Kurian
Notary Public

This instrument prepared by: Tamari & Blumenthal, 980 N. Michigan Ave., 14th Floor, Chicago, IL 60611
After recording, return to: JOHN AYLESWORTH, 215 N. ABERDEEN, #1, CHICAGO, IL 60607
Send Subsequent Tax Bills to: Property Address to Melissa Gadowski

BOX 15

563870 TICOR

UNOFFICIAL COPY



TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000563870 CH
 STREET ADDRESS: 2660 N. HALSTED UNIT #6 & P-6
 CITY: CHICAGO COUNTY: COOK COUNTY
 TAX NUMBER: 14-29-407-064-0000

LEGAL DESCRIPTION:

UNIT NUMBER 6 AND PU-6 IN THE PALACE ON HALSTED CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

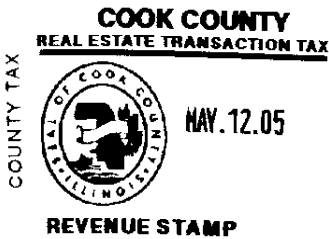
SUB-PARCEL 1:

LOT 1 AND THE NORTH 21 FEET OF LOT 2 IN REYNOLDS' SUBDIVISION OF THE EAST 5 ACRES OF OUT LOT 14 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

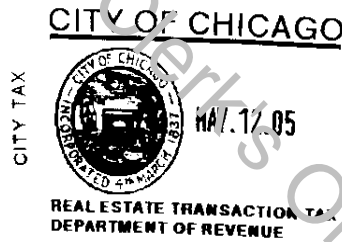
SUB-PARCEL 2:

THE SOUTH 25 FEET OF LOT 13 IN MC DAID'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 5 ACRES OF BLOCK 9 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

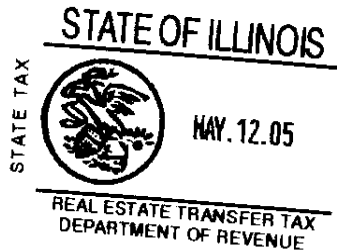
WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.



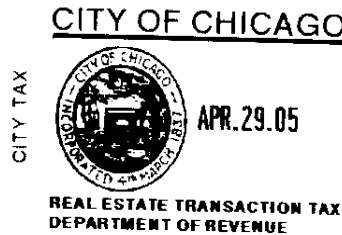
REAL ESTATE TRANSFER TAX
0012500
FP326707



REAL ESTATE TRANSFER TAX
0022500
FP 102803



REAL ESTATE TRANSFER TAX
0025000
FP 102809



REAL ESTATE TRANSFER TAX
0165000
FP 102803