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Doc#: 0519240080
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/11/2005 11:02 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **732 WEST BITTERSWEET COMPANY L.L.C.**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the

THE ABOVE SPACE FOR RECORDER'S USE ONLY

following describe real estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manger of said limited liability company, hereby **GRANTS, BARGAINS, SELLS, and CONVEYS** to **MARK AND MICHELLE L. GANTNER**, ("Grantees"), as husband and wife, as ~~TENANTS BY THE ENTIRETY~~ and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, whose address is ~~440 NEWPORT DR, OSWEGO, ILLINOIS 60543~~, the following described real estate, to-wit:
21 RYEGRASS CT, AURORA, IL 60504 *joint tenants and not as tenants in common*

See Exhibit A attached hereto and made a part hereof.

** K. GANTOR*

The tenant has waived or failed to exercise the right of first refusal.

Grantor also hereby grants to the Grantee, its 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, aforesaid, 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Condominium Documents, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Attorney's Title Insurance Company is willing to insure without cost to Grantee.

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PROFESSIONAL NATIONAL
TITLE NETWORK, INC.

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EXHIBIT A

UNIT 1107 IN THE 732 BITTERSWEET PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOT 6 AND THE WEST 12 FEET 7 1/4 INCHES OF LOT 7 IN BITTERSWEET, A SUBDIVISION OF LOTS 13 AND 16 AND VACATED STREET LYING BETWEEN LOTS 13 AND 16 OF SCHOOL TRUSTEES SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412432014 AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION RECORDED AUGUST 31, 2004 AS DOCUMENT NO. 0424434082 AS AMENDED BY THE SECOND AMENDMENT TO DECLARATION RECORDED NOVEMBER 02, 2004 AS DOCUMENT NO. 0430744011 AS AMENDED BY THE THIRD AMENDMENT TO DECLARATION RECORDED DECEMBER 22, 2004 AS DOCUMENT NO. 0435719023, AS AMENDED BY THE FOURTH AMENDMENT TO DECLARATION RECORDED _____ AS DOCUMENT NO. _____, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS S, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 14-16-304-022-0000

COMMONLY KNOWN AS: 732 WEST BITTERSWEET, UNIT 1107
CHICAGO, ILLINOIS 60613

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX		# 000013541	00172.00
	JUN.29.05		FP 103021
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			

REAL ESTATE TRANSFER TAX	0129000	FP 103026
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0000006124

COOK COUNTY		REAL ESTATE TRANSFER TAX	
COUNTY TAX		# 0000013541	00086.00
	JUN.29.05		FP 103025
REAL ESTATE TRANSACTION TAX REVENUE STAMP			

CITY OF CHICAGO	JUN.29.05	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE
		

CITY TAX