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SPECIAL WARRANTY DEED



Doc#: 0523105257 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/19/2005 12:39 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH,

That the Grantor, **2636 Orchard LLC**, 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 following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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 Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Anthony Giacomini and Michael Buchanan ("Grantee"), whose address is 531 W. Deming Pl., Apt. 518, Chicago, IL, 60614, the following described real estate, to-wit: MB

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration 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.

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 Declaration, 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 Chicago Title Insurance Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Number: 14-28-303-048-0000
Commonly known as: 2636-38 N. Orchard
Unit 2638-1R, Chicago, IL 60614

The tenant of unit aforesaid has waived the right of first refusal.

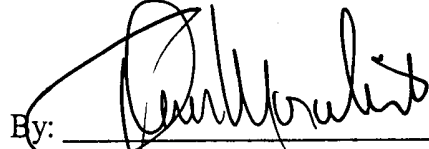
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ERHS


Box 400-CTCC


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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 15TH day of AUGUST, 2005.


2636 ORCHARD LLC,
an Illinois limited liability company

By: 
Thomas Morabito, Manager

Property of  Cook County, Illinois Office

| | | |
|-----------|---|---------------------------|
| STATE TAX | STATE OF ILLINOIS | REAL ESTATE TRANSFER TAX |
| |  AUG. 18.05 | 00335.00 |
| | REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | # 0070003510 FP 103024 |

| | | |
|------------|---|--------------------------|
| COUNTY TAX | COOK COUNTY | REAL ESTATE TRANSFER TAX |
| | REAL ESTATE TRANSACTION TAX  AUG. 18.05 | 00167.50 |
| | REVENUE STAMP | # 000000486 FP 103022 |

| | | |
|----------|--|---------------------------|
| CITY TAX | CITY OF CHICAGO | REAL ESTATE TRANSFER TAX |
| |  AUG. 18.05 | 02513.00 |
| | REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE | # 0000002273 FP 103023 |

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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 Thomas Morabito, as Manager of 2636 Orchard LLC, an Illinois limited liability company, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15th day of August, 2005.



[Handwritten Signature]

 Notary Public
 My commission expires 12/22/2008

After Recording Mail to:

ANTHONY GIACOMINI & MICHAEL BUCHANAN
2638 N. ORCHARD ST., UNIT 1R
CHICAGO, IL 60614

Send Subsequent Tax Bills to:

ANTHONY GIACOMINI & MICHAEL BUCHANAN
2638 N. ORCHARD ST., UNIT 1R
CHICAGO, IL 60614

This Instrument Was Prepared by: Horwood Marcus & Berk Chartered
 Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601

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EXHIBIT A

Legal Description

PARCEL 1: UNIT NO. 2638-1R IN THE ORCHARD COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 45 AND 46 IN BLOCK 3 IN SUBDIVISION OF OUT LOT "E" OF WRIGHTWOOD SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 28, 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 0520903023 ("DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.