. SPECIAL WARRANDED FF GAL COPY

to transact business in the State of Illinois, party of the first part, and Susan & Baldwinf & Single person, of 205 East 78th Street, New York, NY 10021, party of the second party, and WITNESSETH that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second party, the receipt of which is hereby acknowledged and pursuant to authority of the party of the first part, by these presents does REMISE, RELEASE, AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

tan unwari?ed woman

Permanent Index Numbers: 17-04-218 033-0000 and 17-04-218-034-0000

Address of Real Estate: 1300 North State Par' way

Unit 304

Chicago, Illinois 60610

Doc#: 0523641158 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 08/24/2005 03:23 PM Pg: 1 of 3

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right title, interest, claim or demand whatsoever of the party of the first part, either in law or equality 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 appurtanenes, unto the party of the second part, forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, that is has not done or suffered to be done, anything whereby and the stid premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARPANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on the reverse side hereof:

IN WITNESS WHEREOF, said party of the first part has caused its same to be signed to these presents by its authorized representative as of the date set forth above.

1300 North State Parkway, L.L.C., a Delaware limited liability company

Authorized Representative

State of Illinois, County of Cook

I understand, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of 1300 North State Parkway, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this

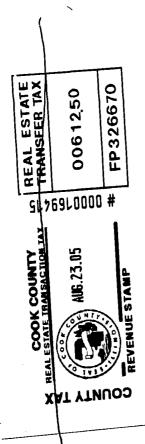
Notary Public

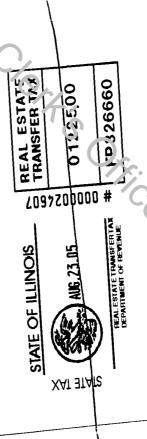
My commission expires on

Coop County City of Chicago Dept. of Revenue

Real Estate [ransfer Stamp \$9,187.50

08/23/2005 11:02 Batch 02290 3





0523641158D Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 304 IN THE AMBASSADOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5, 6 AND 7 IN THE SUBDIVISION OF LOT 5 AND OF SUBLOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0511618089, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE PARKING SPACE P-23 AND STORAGE SPACE S-25, LIMITED COMMON ELEMENTS AS DELINEATED C.N. THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0511618089.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURIENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROFERTY 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 PROPERTY DESCRIBED THEREIN."

"THIS DEED IS SUBJECT TO ALL RIGHTS FASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPIULITED AT LENGTH HEREIN."

Subject only the following matters: : (1) real estate trives not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The Ambassador Homeowners Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration; (9) assessments questo the Association after the Closing Date; (10) title exceptions pertaining to liens and encumbrances of a definite consideration agreements, if any, affecting the Property; (12) Buyer's mortgage, if any; and (13) such other matters as to visich the Title Insurer commits to insure Buyer against loss or damage.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 17-04-218-033-0000 and 17-04-218-034-0000

Address of Real Estate: 1300 North State Parkway, Unit 304, Chicago, Illinois 60610

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

UPON RECORDING MAIL TO Christopher J. Stasko, Esq. 20 South Clark Street Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO: Susan J. Baldwin 1300 North State Parkway, Unit 304 Chicago, Illinois 60610