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SPECIAL WARRANTY DEED (Entity to Individual)

Mail to:

Jill Metz
5443 N BROADWAY
CHICAGO, IL 60640

4359273(1/2)

Name and Address of Taxpayer:

Mr. Paul Moraghan
4814 N. Damen, Unit #313
Chicago, IL 60625

GIT



Doc#: 0525753102 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/14/2005 11:03 AM Pg: 1 of 3

Recorder's Stamp

THE GRANTOR(S), **4800 DAMEN, LLC**, an Illinois limited company, of Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

GRANTS(S), BARGAIN(S), and SELL(S) to **PAUL MORAGHAN**, whose address is 1733 W. Irving, #511, Chicago, Illinois, all of Grantor's right, title, and interest in and to the following described real estate situated in the City of Chicago, in the County of Cook, in the State of Illinois, to-wit:

"SEE ATTACHED LEGAL DESCRIPTION"

Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, their heirs, successors and assigns, that Grantor has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will **WARRANT** and **DEFEND**, the real estate against all persons lawfully claiming, or to claim the same, by, through or under Grantor,

SUBJECT TO: General real estate taxes not due and payable at the date of this instrument; applicable zoning and building laws and building line restrictions, and ordinances; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; streets, alleys and highways, if any; encroachments of the building of which the real estate is apart onto adjoining property, if any; covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration of Condominium for The 4814 Damen Condominiums; the Condominium Property Act of Illinois, and acts done or suffered by or through Grantee.

ALSO SUBJECT TO: Terms and provisions of that certain Declaration of Covenants, Conditions, Restrictions, and Easements for the 4814 Damen Condominiums and for Commercial Property located at 4800 N. Damen and 4818 N. Damen, Chicago, Illinois, dated the 4th day of August, 2005, and recorded the 12th day of August, 2005, in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 0522403100, which is incorporated herein by reference thereto. Grantor grants to the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the grantor to grant said easements in the conveyance and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

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,

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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 of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

There were no tenants in the property as this is new construction.

Address of Property: 4814 N. Damen, Unit #313
Chicago, Illinois 60625

Permanent Index Numbers: 14-07-325-036-0000 (affects underlying land)
14-07-325-037-0000 (affects underlying land)
14-07-325-038-0000 (affects underlying land)
14-07-325-039-0000 (affects underlying land)
14-07-325-040-0000 (affects underlying land)

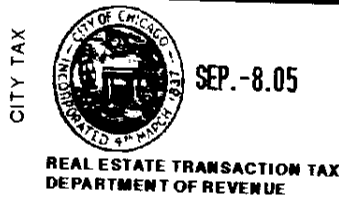
DATED this 31st day of August, 2005.

4800 Damen, LLC, an Illinois limited company


By: **Kent A. Knebelkamp**, its Manager

State of Illinois)
County of Cook)

CITY OF CHICAGO

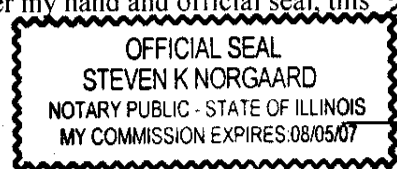


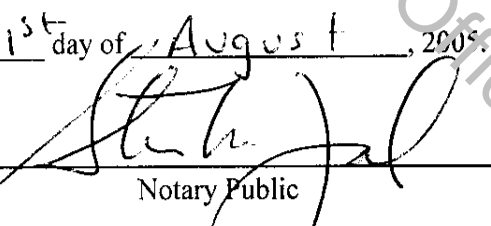
REAL ESTATE TRANSFER TAX
02700.00
FP 103018

0000015617

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kent A. Knebelkamp**, Manager of **4800 Damen, LLC**, an Illinois limited liability company and general partner of Magnolia Gardens, L.P., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such Manager, signed, sealed and delivered said instrument as Manager of 4800 Damen, LLC, as the free and voluntary act and deed of 4800 Damen, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of August, 2005.

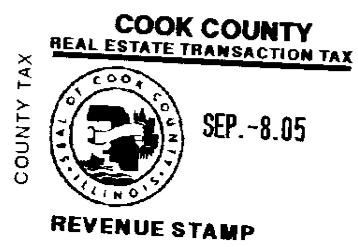



Notary Public

IMPRESS SEAL HERE

COUNTY - ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:
Steven K. Norgaard
Attorney at Law
493 Duane Street
Glen Ellyn, IL 60137



REAL ESTATE TRANSFER TAX
00180.00
FP 103017

0000029374

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EXHIBIT "A"

Legal Description:

UNITS 313, P-46, S-9, AND S-10 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 4814 DAMEN CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0522403101, IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 14-07-325-036-0000 (affects underlying land)
 14-07-325-037-0000 (affects underlying land)
 14-07-325-038-0000 (affects underlying land)
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