UNOFFICIAL COPY

BY: Victoria C. Bresnahan MELTZER, PURTILL & STELLE LLC 1515 East Woodfield Road Second Floor Schaumburg, Illinois 60173-5431

SEE PAGE 3 FOR MAIL TO INFORMATION



Doc#: 0527935008 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 10/06/2005 07:18 AM Pg: 1 of 4

ABOVE SPACE FOR RECORDER'S USE ONLY

32192\001\0006

04/20/05

SPECIAL WARRANTY DEED

This indenture, made this 9th day of September, 2005, between 450 Briar, LLC, a 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 Gary Lerner and Gwen Lerner of 229 Stablestone Drive, Chester J. M., Missouri 63017, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, ne receipt whereof is hereby acknowledged, and pursuant to authority of the member, by these presents Joes REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, Gary and Gwen Lerner and to their 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:

As more fully described in Exhibit A attached hereto (the "Init"). Limited Cability

Company

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 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 Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, their 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 WARRANT AND DEFEND, subject to:

- (a) General real estate taxes and installments of special assessments not yet due and payable;
 - (b) the Illinois Condominium Property Act;

BOX 15

0527935008 Page: 2 of 4

UNOFFICIAL COPY

- (c) the Declaration, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and
- (i) ac's Jone or suffered by Grantee.

Permanent Real Estate Index Number(s): 14-28-103-035, 036 and 037

Address(es) of real estate: Unit 115 and G124, 450 Briar Place, Chicago, IL 60657

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

450 BKIAR PLACE, LLC, an Illinois limited liability company

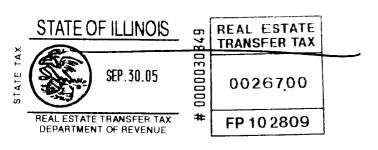
Bý:___

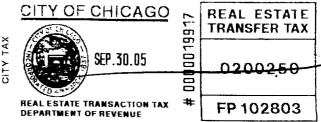
COOK COUNTY
REAL ESTATE
TRANSFER TAX

SEP.30.05

BEP.30.05

FP326707





TOPES OFFICE

0527935008 Page: 3 of 4

UNOFFICIAL COPY

STATE OF ILLINOIS)	
COUNTY OF COUNTY)	
I,	and delivered the foregoing instrument E, LLC for the uses and purposes therein set
Given under my hand and official seal this 9 day of, 2005.	
	Notary Public
	Motary Public, State of Illinois
MAIL 50:	SEND SUBSEQUENT TAX BILLS TO:
KICHARO JAFFE	GL Square Ille
100 W. MONROE #714 (HICAUD, /L 60603	(NAME) ANA Stablestone B: (ADDRESS) St. Lauld Ma 63017 (CITY, STATE AND ZIP)
OR RECORDER'S OFFICE BOX NO	

0527935008 Page: 4 of 4

UNOFFICIAL COPY

EXHIBIT A

UNIT 11B and G124 IN THE 450 BRIAR PLACE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR 450 BRIAR PLACE CONDOMINIUM, RECORDED IN COOK COUNTY, ILLINOIS ON July 8, 2005 ("DECLARATION"), AND AS DELINEATED ON EXHIBIT C TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF.

Grantor also hereby grants to 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.