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4360370
After recording mail to:

Charles R. Gray II
6703 W. Cicero Avenue
Lindwoodwood IL 60112



Doc#: 0528647040 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/13/2005 11:54 AM Pg: 1 of 5

Mail subsequent tax bills to:

Wayne Francis
1547 N. Hudson #2
Chicago, IL 60640

SPECIAL WARRANTY DEED

THIS AGREEMENT between 1547 NORTH HUDSON LLC, an Illinois limited liability company (the "Grantor"), and WAYNE FRANCIS, of Chicago, Illinois (the "Grantee"), WITNESSETH that the Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof).

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 the 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 the Grantee, its successors and assigns forever.

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Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium recorded as Document No. 0519644063; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.


This Deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.


And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, 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, Grantor WILL WARRANT AND DEFEND, subject to the Permitted Exceptions appearing on Exhibit B which is attached hereto and made a part hereof.

Grantor also hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(NOTE: new construction, therefore, there are no Tenants who would have an option to purchase any unit).

STATE TAX	
STATE OF ILLINOIS	
	OCT. 11. 05
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000030506	REAL ESTATE TRANSFER TAX
	00500.00
	FP 103014

CITY TAX	
CITY OF CHICAGO	
	OCT. 11. 05
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000016087	REAL ESTATE TRANSFER TAX
	03750.00
	FP 103018

COUNTY TAX	
COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	OCT. 11. 05
REVENUE STAMP	
# 0000030225	REAL ESTATE TRANSFER TAX
	00250.00
	FP 103017

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Dated this 27 day of September, 2005.

1547 NORTH HUDSON LLC,
an Illinois limited liability company

By: Steven Golovan
Steven Golovan, its Manager

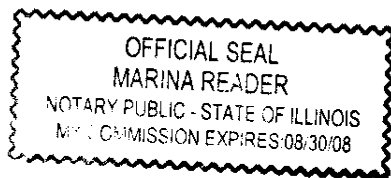
This instrument was prepared
by:

Michael J. Roth, Esq.
Bell, Boyd & Lloyd LLC
70 West Madison Street
Suite 3100
Chicago, Illinois 60602

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Marina Reader, a Notary Public in and for said County and State, do hereby certify that Steven Golovan, Manager of 1547 NORTH HUDSON LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, 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 said company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27th day of September, 2005.



Joel
Notary Public
Commission expires 08/30/08

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EXHIBIT A

PARCEL 1: UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1547 NORTH HUDSON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0519644063, IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1547 NORTH HUDSON, UNIT 2, CHICAGO, ILLINOIS.

Tax I.D. #: 17-04-111-009-0000 (AFFECTS THE UNDERLYING LAND)

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Non-delinquent general real estate taxes and special taxes and assessments.
2. The provisions of the Illinois Condominium Property Act and the Chicago Municipal Code, Chapter 100.2, including all amendments thereto.
3. The provisions of the Condominium Declaration recorded as Document No. 0519644063 including all amendments and exhibits thereto.
4. Applicable zoning and building laws and ordinances and other ordinances of record.
5. Encroachments, if any.
6. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee.
7. Leases and licenses affecting the Common Elements as defined in the Condominium Declaration.
8. Covenants, conditions, agreements, building lines and restrictions of record.
9. Easements recorded at any time prior to Closing, including any easements established by or implied from the Condominium Declaration or amendments thereto.
10. Liens, encroachments and other matters over which the Greater Illinois Title Company is willing to insure over at Grantor's expense; provided, however, that the title exceptions described in 5, 7, 8, or 9 above shall not prohibit the Grantee's use of the Unit as a single-family residence.