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Doc#: 0532543271 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/21/2005 01:36 PM Pg: 1 of 3

After Recording Return To:

Patrick E. Brady
McGuire Woods LLP
77 West Wacker Drive, Suite 4100
Chicago, IL 60601

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that THIRD FLOOR LIMITED PARTNERSHIP, an Illinois limited partnership ("Grantor"), having its principal place of business at 464 Central Avenue, Suite #4, Northfield, Illinois 60093, for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby **GRANTS, BARGAINS, SELLS AND CONVEYS** to Chicago Title Land Trust Company as Trustee under a Trust Agreement dated November 9, 2005 and known as Trust No. 8002345329 ("Grantee"), having its principal place of business at 171 North Clark Street, Chicago, Illinois 60601, all interest in the following described real estate situated in the County of Will, State of Illinois described as follows (the "Property"):

UNIT 3-3627 IN THE ROOFTOP VIEW CONDOMINIUM, AS DELIEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 15.00 FEET OF LOT 40 AND SOUTH 15.00 FEET OF LOT 41 IN TRUSTEES; SUBDIVISION OF BLOCK 15 IN LAFLIN, SMITH AND DYERS' SUBDIVISION OF THE NORTH EAST ¼ (EXCEPT 1.28 ACRES NORTHEAST CORNER THEREOF) IN SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 93343242, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Tax Nos.: 14-20-228-040-1004

Common Address: Unit 3-3627 at 3627 N. Sheffield Avenue, Chicago, Illinois

TO HAVE AND TO HOLD the Property, together with all and singular the privileges and appurtenances belonging thereto, unto the said Grantee, and its successors and assigns forever.

Grantor, for itself and its successors, represents and warrants that the Property has not been alienated or encumbered by Grantor in any way whatsoever, **EXCEPT FOR AND SUBJECT TO** those matters described on Exhibit A attached hereto and made a part hereof (the "Permitted Exceptions"); and that Grantor

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WILL WARRANT AND DEFEND the Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor. has caused this Special Warranty Deed to be executed as of the 15th day of November, 2005.

THIRD FLOOR LIMITED PARTNERSHIP, an Illinois limited partnership

By: Quoin, Ltd., an Illinois corporation, its sole general partner

By: *Tim A. Grodrian*
Tim A. Grodrian, President

STATE OF ILLINOIS)

COUNTY OF COOK)

I, a notary public, in and for the County and the State aforesaid, do hereby certify that Tim A. Grodrian, the President of Quoin, Ltd., an Illinois corporation, the sole general partner of Third Floor Limited Partnership, an Illinois limited partnership, personally known to me to be the same person whose name is subscribed in the foregoing instrument as such officer, appeared before me this day in person and being first duly sworn by me, acknowledged that he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said corporation, and as the free and voluntary act of said limited partnership for the uses and purpose therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal this 15 day of November, 2005.

"OFFICIAL SEAL"
SUSAN M. MARCHEWSKI
Notary Public, State of Illinois
My Commission Expires 02/21/09

Susan M. Marchewski
Notary Public

My commission expires: _____

Mail subsequent tax bills to:


Chicago Land Trust UT 8002345329
171 North Clark Street
Suite 400
Chicago IL 60611

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Exhibit A

Permitted Exceptions


1. General real estate taxes, general and special assessments, sewer charges and any similar taxes or charges assessed against the property which are not yet due and payable.
2. Acts done or suffered to be done by the grantee, or any of the grantee's affiliates or related parties, or any persons claiming by, through or under the grantee or such affiliates or related parties.
3. Building lines and easements as shown on the Plat of Subdivision recorded March 26, 1891 as Document No. 1439584.
4. Restrictions contained in the Deed dated February 13, 1894 and recorded March 8, 1894 as Document No. 2005854.
5. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded May 7, 1993 as Document No. 93343242, as amended, and the Condominium Property Act.
6. Easement over the South 3.00 feet for a party walk.
7. Matters of survey as noted on Survey made by B.H. Suhr & Company, Inc. dated October 10, 2005 as Order No. 05-496.

STATE OF ILLINOIS	
STATE TAX	NOV. 18.05
	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

REAL ESTATE TRANSFER TAX
01004.00
0000006175 FP 103024

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	NOV. 18.05
	
REVENUE STAMP	

REAL ESTATE TRANSFER TAX
00502.00
0000082159 FP 103022

CITY OF CHICAGO	
CITY TAX	NOV. 18.05
	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

REAL ESTATE TRANSFER TAX
07530.00
0000002749 FP 103023