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This document was prepared by:

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Barrington, IL 60010

After recording, mail to:

Rex A. Mitchell
742 W. Addison St. #3-S
Chicago, IL 60613

CST 0512615



Doc#: 0535445081 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2005 11:40 AM Pg: 1 of 3

This space is for **RECORDER'S USE ONLY**

SPECIAL WARRANTY DEED

THIS INDENTURE, is made as of this 13th day of December, 2005 between **740 W. Addison, LLC**, an Illinois limited liability company ("Grantor"), having an address at 724 Broadway, Park Ridge, IL 60068, and Rex A. Mitchell (referred to herein as "Grantee"), having an address of 15100 N.W. Oakmont, Portland, OR 97006.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **CONVEY AND WARRANT** unto Grantee, and to its respective successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

Legal:

Unit 742-3-S (the "Unit") and its undivided percentage ownership in the following described real estate:

Parcel 1:

The West 25 feet of Lot 14 in Subdivision of Block 9 in Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37 in Pine Grove, being a part of the West 1/2 of Section 21, Township 40 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 2:

The East 85 feet of Lots 1, 2, and 3 in Subdivision of Lots 15, 16 and 17 of Block 9 of Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37 in Pine Grove, being a part of the West 1/2 Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

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legal cont.

together with a percentage of the Common Elements appurtenant to the Unit as set forth in the Declaration of Condominium dated as of June 28, 2005 (the "Declaration") recorded July 15, 2005 as document 0519632057, as amended from time to time.

Grantor also 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 aforesaid, and Grantor reserves to itself, its successors and assigns, 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 or any Amended Declaration for the benefit of the remaining Property described therein.

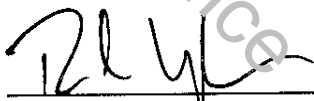
Commonly known as: 742 W. Addison, Unit 3-S, Chicago, IL 60613
Permanent Tax Numbers (underlying): 14-21-107-010 and 14-21-107-011

Subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) intentionally deleted; (3) the Condominium Act and the Condominium Declaration including all amendments and exhibits thereto; (4) applicable zoning and building laws and other ordinances of record; (5) encroachments, if any; (6) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (7) utility easements, if any, whether recorded or unrecorded; (8) leases and licenses affecting the Common Elements; (9) covenants, conditions, restrictions, easements and agreements of record; and (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.

The Purchased Unit was vacant at the time of the Contract to purchase the Unit so there was no Existing Lease, right of first refusal or extension of any existing tenancy.

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Warranty Deed to be signed and delivered as of the day and year first above written.

740 W. Addison, L.C, an Illinois
limited liability company

By: 
Its: Ruben Ybarra, Manager

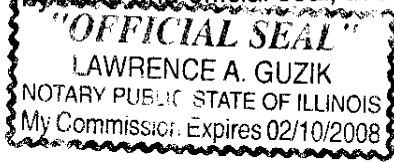
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ruben Ybarra, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this

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day in person, and acknowledged that he signed, sealed and delivered the said instrument as [his own free and voluntary act as Manager of 740 W. Addison, LLC for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13th day of December, 2005.

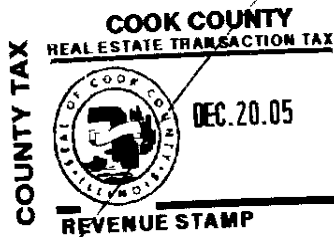


James A. Guzik
Notary Public

<p>EXEMPT UNDER 35ILCS 200/31-45 PARAGRAPH AND COOK COUNTY UNDER PARAGRAPH.</p> <p>_____ Seller or Legal Representative</p> <p>Dated: _____ 2005</p>	<p>Send Subsequent Tax Bills To:</p> <p><u>Rex A. Mitchell</u> (Name)</p> <p><u>742 W. Addison St. #3-S</u> (Address)</p> <p><u>Chicago IL 60613</u> (City/State, Zip)</p>
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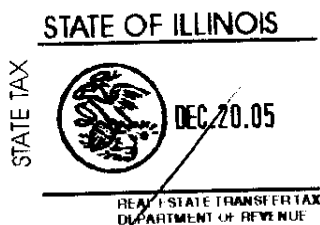
City of Chicago
Dept. of Revenue
409387
12/20/2005 11:10 Batch 05328 83

Real Estate Transfer Stamp
\$1,425.00



REAL ESTATE TRANSFER TAX
00095.00
FP326670

0000179507



REAL ESTATE TRANSFER TAX
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0000090016