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05361410170

UNITED STATES MARSHAL'S SPECIAL WARRANTY DEED

Doc#: 0536141017 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/27/2005 09:32 AM Pg: 1 of 3

*2004/05/27
M.R. Widup*

M.G.R. TITLE

THE GRANTOR, Kim R. Widup, United States Marshal, pursuant to and under the authority conferred by the provisions of an Order of Default Judgment on Bond Forfeiture Agreement entered by the United States District Court for the Northern District of Illinois on June 17, 2004, Case No. 03 CR 534, entitled United States of America v. Christopher G. Fountas for the real property known as 1650-52 W. Ogden Ave., Unit 3, Chicago, Illinois and pursuant to which the land hereinafter described was sold by said Grantor on December 21, 2005, to ADAM WAVRUNEK, for Four Hundred Thousand and 00/100 Dollars (\$400,000.00), hereby conveys and warrants against all persons lawfully claiming, or to claim the same, by, through or under the United States Marshal, to, ADAM WAVRUNEK, the following described real estate situated in the County of Cook in the State of Illinois, to have and to hold forever:

See Exhibit "A" attached hereto and made a part hereof.

EXEMPT UNDER THE REAL ESTATE TRANSFER TAX LAW
35 ILCS 200/31-45(b)

Sign: _____

Date: 12.21.05

Subject to: covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; mortgage or trust deed as specified below, if any; general taxes for the year 2005 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2005; and to day of closing, and this property is being hereby conveyed by said Grantor to the aforementioned Grantee, as-is, where-is, with all faults. Hereby waiving all rights, TO HAVE AND TO HOLD said premises forever.

Dated this date: December 21, 2005

KIM R. WIDUP
UNITED STATES MARSHAL

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
409956 \$3,000.00
12/23/2005 10:02 Batch 11861 5



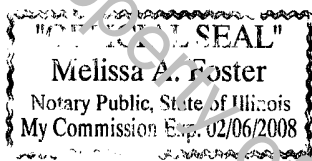
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **KIM R. WIDUP**, personally known to me to be the United States Marshal whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged he signed, sealed and delivered the said instrument as his free and voluntary act as such United States Marshal for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 21st day of December, 2005.

My Commission expires 02/06/2008



Melissa A. Foster

Notary Public

This instrument prepared by: Linsey N. Cohen, Schain, Burney, Ross & Citron, Ltd.
222 N. LaSalle St., Ste 1910
Chicago, Illinois 60601

After recording, mail to:
Mr. Lee Perres
Marcus Perres & Boxerman, LLP
19 S. LaSalle St., Ste. 1500
Chicago,, Illinois 60603

Adam Wavrunek
1650 W. Ogden Ave., #3
Chicago, Illinois 60612

Property of Cook County Clerk's Office

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Exhibit "A"

PARCEL 1:

UNIT 1650-3 IN THE 1650-52 WEST OGDEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOTS 5 AND 8 IN BLOCK 11 OF SAMUEL F. SMITH'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00-689706; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT FOR UNIT 1650-3, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 00-689706, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR THE PURPOSES OF STRUCTURAL SUPPORT, INGRESS AND EGRESS AND UTILITY SERVICES AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS DOCUMENT 00-689706 AND RE-RECORDED AS DOCUMENT 00-701577, IN COOK COUNTY, ILLINOIS.