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SPECIAL WARRANTY DEED



Doc#: 0536443256 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2005 01:53 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH,

That the Grantor, **1523-25 N. Wicker Park LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Erik Gutman ("Grantee"), whose address is 1730 N. Clark, Apt. 1102, Chicago, IL 60614, the following described real estate, to-wit:

PARCEL 1: UNIT 1525-1 AND P-1 IN THE MANOR ON WICKER PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND: LOTS 32 AND 33 AND THE SOUTH EASTERLY HALF OF LOT 34, ALL IN BLOCK 5 IN D.S. LEE'S ADDITION TO CHICAGO IN SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0522732024, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions,

restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or

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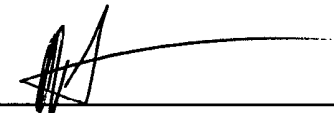
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restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Number: 17-06-207-023-0000
Commonly known as: 1523-25 N. Wicker Park, Unit 1525-1 and Parking Unit 1, Chicago, IL 60622


IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 27th day of December, 2005.

1523-25 N. WICKER PARK LLC,
an Illinois limited liability company

By: 
Kenneth E. Motew, Manager

STATE TAX

STATE OF ILLINOIS



DEC. 29. 05


0000004398

REAL ESTATE TRANSFER TAX
00442.00
FP 103024

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



DEC. 29. 05


0000002385

REAL ESTATE TRANSFER TAX
00221.00
FP 103022

REVENUE STAMP

CITY TAX

CITY OF CHICAGO



DEC. 29. 05

0000002885

REAL ESTATE TRANSFER TAX
03315.00
FP 103023

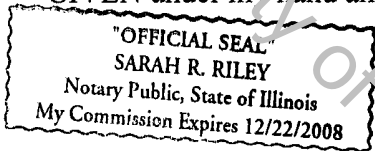
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Kenneth E. Motew, as Manager of 1523-25 N. Wicker Park LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of December, 2005.



[Handwritten Signature]

 Notary Public

My commission expires 12/22/2008

After Recording Mail to:

Jason Sherman
19 W. Jackson #1300
Chicago, IL 60604

Send Subsequent Tax Bills to:

ERIK A. GUTMAN
1523-25 N. Wicker Park #1
Chicago, IL 60622

This Instrument Was Prepared by: Horwood Marcus & Berk Chartered
 Whose Address Is: 180 N. LaSalle Street, Suite 3700, Chicago, IL 60601