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SPECIAL WARRANTY DEED

GRANTOR, **1035 NORTH DEARBORN, LLC**, an Illinois limited liability company, having its principal place of business at 900 N. North Branch, Chicago, Illinois 60622, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the grantee(s),

JENNIFER SCHAEEN, 1301 N. Dearborn, #702, Chicago, Illinois, the following described real estate, to wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Nos: **17-04-424-001-0000; 17-04-424-002-0000; 17-04-424-003; 17-04-424-004-0000; and 17-04-424-005-0000**

Commonly Known As: **1035 N. Dearborn, Units 6F and P-305, Chicago, Illinois**

TO HAVE AND TO HOLD said premises, forever.

SUBJECT TO: (1) General real estate taxes for 2005 and subsequent years; (2) Limitations and conditions imposed by the Illinois Condominium Property Act; (3) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium ownership recorded December 21, 2005 as Document No.0535510132, as amended from time to time; (4) Applicable zoning and building laws and ordinances and other ordinances of record; (5) Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) Utility Easements, if any, whether recorded or unrecorded; (7) Covenants, conditions, restrictions easements and agreements of record; and (8) Liens and other matters of title over which the Title Company is willing to insure without cost to Grantee, provided none of the foregoing materially adversely affect Grantee's use of the Property as a condominium residence.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described Property, the rights and easements 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.



Doc#: **0601340169** Fee: **\$30.00**
Eugene "Gene" Moore RHSP Fee: **\$10.00**
Cook County Recorder of Deeds
Date: 01/13/2008 12:40 PM Pg: 1 of 4

This space reserved for Recorder's use only.

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This Deed is subject to all rights, easements, covenants, conditions, 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(s), their heirs and assigns, 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, it WILL WARRANT AND FOREVER DEFEND.


IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 12th day of January, 2006

1035 NORTH DEARBORN, LLC
an Illinois limited liability company


By: 
James D. Letchinger, its Manager

STATE OF ILLINOIS
STATE TAX

JAN. 12. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000000469
REAL ESTATE TRANSFER TAX
0095000
FP 103024

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

JAN. 12. 06
REVENUE STAMP

0000002456
REAL ESTATE TRANSFER TAX
0047500
FP 103022

CITY TAX
CITY OF CHICAGO

JAN. 12. 06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

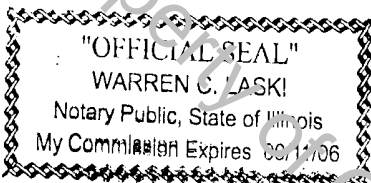
0000002926
REAL ESTATE TRANSFER TAX
0712500
FP 103023

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that James D. Letchinger, the Manager of 1035 North Dearborn, LLC, 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, sealed and delivered the said instrument as his 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 notary seal this 12th day of January, 2006.



Warren C. Laski

 Notary Public

Prepared By: WARREN C. LASKI, ESQ., 1751 W. Surf Street, Chicago, Illinois 60657
 Tax Bill To: JENNIFER SCHAEEN, 1035 N. Dearborn, Unit 6E, Chicago, Illinois 60610
 Return To: ROBERT S. ROSS, ESQ., 500 N. Michigan Ave., Suite 1915, Chicago, Illinois 60611

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNITS 6E AND P-305 IN THE MAPLE TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4 AND 5 (EXCEPT THE EAST 38.40 FEET THEREOF) IN SUBDIVISION OF LOT 4 IN BLOCK 16 OF BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0535510182 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF BALCONIES, TERRACES AND STORAGE SPACES, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT 0535510182.