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MAIL TO:

John N. Skoubis

200 W. Jackson #1050

Chicago, 1L 60606

Doc#: 0602542052 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds
Date: 01/25/2006 08:26 AM Pg: 1 of 4

(The Above Space For Recorder's Use)

### SPECIAL WARRANTY DEED

THIS INDENTURE, no de this <u>17</u> day of <u>fee</u>. 2005 between 930 W. CONCORD, L.L.C., an limited liability company 708 Bittersweet, Chicago, Il 60613 created and existing under and by virtue of the laws of State of Illinois, and duly authorized to transact business in the State of Illinois, as GRANTOR, and PETER VENETSANAKOS, 24 S. Aberdeen St., CHICAGO, IL as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEV(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

UNIT NUMBER 3 IN THE CONCORD PLACE CONDOMINIUM AS DELINEATED ON THE SURVEYOF THE FOLLOWING DESCRIBED REAL ESTATE:

### PARCEL 1:

LOT 90 IN F. H. WINSTON'S SUBDIVISION OF BLOCK 7 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, FANGE 14, EAST OF THE THIRD PRINCIAL MERIDIAN, IN COOK COUNTY, H LINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0535710076 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, STORAGE SPACE S-3 AND ROOF AREA FOR UNIT 3 AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER

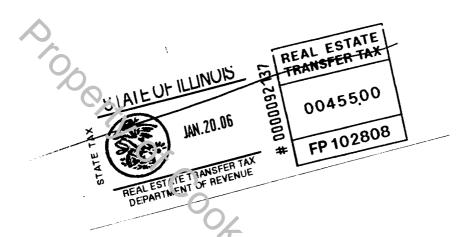
PIN: 14-32-423-021-0000

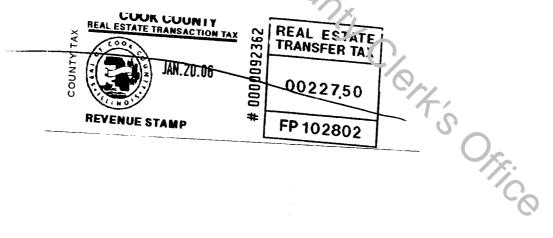
ADDRESS OF PROPERTY: 930 W. CONCORD, CHICAGO, ILLINOIS 60614

BDX334

SISO827 TO OTIC, IRC

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, unto the Grantee, either in law or in equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with the right of first refusal.

Grantor also hereby grants to the 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 to the 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.

And the Grantor, for its cit and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons la wfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

- 1. Real estate taxes not yet due and payable and for subsequent years;
- 2. The Declaration, including all amendments and exhibits attached thereto;
- 3. Public and utility easements;
- 4 Covenants, conditions, restrictions of record as to use and occupancy;
- 5 Applicable zoning and building laws, ordinances and restrictions;
- 6 Roads and highways, if any;
- 7 Provisions of the Condominium Property Act of Illinois:
- Installments due after the date of closing of assessments established pursuant to the Declaration;
- 9. Grantee's mortgage, and
- acts done or suffered by the Grantee

TO HAVÉ AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

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IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year
first above written
930 W. CONCORD, L.L.C.
By: MI W Richard Norton, managing member Ryan O'Connell, managing member
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 Richard Norton and Ryan O'Connell, the managing members of 930 W. CONCORD, LLC, in 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 acknowled god that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth  Given under my hand and notary seal, this 27 day of 2005
OFFICIAL SEAL  DAVID CHAIKEN  NOTARY PUBLIC NOTARY PUBLIC, STATE OF ILLING MY COMMISSION EXPIRES 7-29-2
This Deed was prepared by: David Chaiken, 111 w Washington, Chicago, Il 60602
Send Subsequent tax bills to:  Peter Venetsanakos
930 W. Concord #3
Peter Venetsanakos  930 W. Concord #3  Chicogo, 12 60614