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THIS INSTRUMENT PREPARED
BY: Victoria C. Bresnahan
MELTZER, PURTILL & STELLE LLC
1515 East Woodfield Road
Second Floor
Schaumburg, Illinois 60173-5431

Doc#: 0609404162 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/04/2006 10:44 AM Pg: 1 of 5

SEE PAGE 3 FOR MAIL TO
INFORMATION

ABO _____ FOR RECORDER'S USE ONLY

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Ticor 570444

SPECIAL WARRANTY DEED

This indenture, made this 15th day of March, 2006, between 450 Briar, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and Sheena McCann of 445 West Barry, #422, Chicago, Illinois 60657, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, Sheena McCann and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto (the "Unit").

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, of Grantor, either in law or 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 Grantee, her heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, her 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 DEFEND, subject to:

(a) General real estate taxes and installments of special assessments not yet due and payable;

(b) the Illinois Condominium Property Act;

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- (c) the Declaration, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee.


Permanent Real Estate Index Number(s): 14-28-103-035, 036 and 037


Address(es) of real estate: Unit 13M and G102, 450 Briar Place, Chicago, IL 60657


IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Member the day and year first above written.

450 BRIAR PLACE, LLC, an Illinois limited liability company

By: [Signature]
Its Member

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX MAR. 29. 06	REAL ESTATE TRANSFER TAX 0014150
	# 0000033175	FP326707

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS MAR. 29. 06	REAL ESTATE TRANSFER TAX 0028300
	# 000033286	FP 102809

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO MAR. 29. 06	REAL ESTATE TRANSFER TAX 0211875
	# 0000022486	FP 102803

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EXHIBIT A

UNIT 13M and G102 IN THE 450 BRIAR PLACE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR 450 BRIAR PLACE CONDOMINIUM, RECORDED IN COOK COUNTY, ILLINOIS ON July 8, 2005 ("DECLARATION"), AND AS DELINEATED ON EXHIBIT C TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF.

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

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000579444 CH
STREET ADDRESS: 450 BRIAR UNIT #13M & G102
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 14-28-103-035-0000

LEGAL DESCRIPTION:

UNIT NUMBER 13M AND G102 IN THE 450 BRIAR PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 8 FEET OF LOT 1 AND ALL OF LOTS 2, 3 AND 4 IN BLOCK 2 IN OWNER'S DIVISION OF BRAUCKMAN'S AND GEHRKE'S SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0518944061; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PROPERTY OF Cook County Clerk's Office

