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This Instrument was prepared by:
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One Northfield Plaza, Suite 470
Northfield, Illinois 60093



Doc#: 0609704148 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/07/2006 11:37 AM Pg: 1 of 4

After Recording, Forward to:
Karen A. Lamont, Esq.
1824 W. Stewart Avenue
Park Ridge, Illinois 60068

Send Future Tax Bills to:
Thomas A. Sima
656 Pearson, #207C
Des Plaines, Illinois 60016

SPECIAL WARRANTY DEED

THE GRANTOR, METROPOLITAN SQUARE RESIDENTIAL, INC., 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, of 220 North Smith Street, Suite 300, Palatine, Illinois 60067, for the consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto THOMAS A. SIMA, of 692 Rose Avenue, Des Plaines, Illinois, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

AND COLLEEN M. SIMA NOT AS TENANTS IN COMMON

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF BUT AS
PIN: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF JOINT TENANTS
ADDRESS OF PROPERTY: Unit 207C, Metropolitan Square Condominium, 656 Pearson, #207C, Des Plaines, Illinois WITH
60016 RIGHT
OF SURVIVORSHIP

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Metropolitan Square Condominium Association made the 27th day of February, 2006, and recorded on MARCH 1, 2006 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0606034006, as amended and supplemented from time to time (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

SUBJECT TO: (a) current non-delinquent real estate taxes and taxes for subsequent years; (b) special taxes or assessments for improvements not yet completed and other assessments or installments thereof (including Association assessments) not due and payable at the time of Closing; (c) the Illinois Condominium Property Act, including all amendments thereto; (d) the Documents, including all amendments and exhibits attached thereto; (e) public, private and utility easements recorded at any time prior to Closing (as hereinafter defined) including any easements established by or implied from the Declaration or amendments thereto; (f) covenants, conditions, agreements, building lines and restrictions of record; (g) applicable building and zoning laws, statutes, ordinances and restrictions; (h) road and highways, if any; (i) leases and licenses affecting Common Elements; (j) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of delivery of this Deed and which Grantor shall so remove at that time by using the funds to be paid upon delivery of this Deed; (k) matters over which the company providing title insurance of this Deed is willing to insure; (l) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and (m) Grantee's mortgage. Additionally, Grantor's warranty of title herein shall run only to matters occurring from and after the date Grantor acquired title to the Real Estate.


833/363
[Handwritten initials]

BOX 333-CT

4PG
C.F.

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STATE OF ILLINOIS




APR. -3.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000021721

REAL ESTATE TRANSFER TAX
00276.50
FP 103032

SB
02
23
06



REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00


NO. 46199 #207C

656 PEARSON

CITY OF DES PLAINES

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. -3.06

REVENUE STAMP

0000021816

REAL ESTATE TRANSFER TAX
00138.25
FP 103034

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set his hand and seal this 1st day of March, 2006.

METROPOLITAN SQUARE RESIDENTIAL, INC.,
an Illinois corporation

By: *Rose Chace*
Its: *Authorized Signatory*

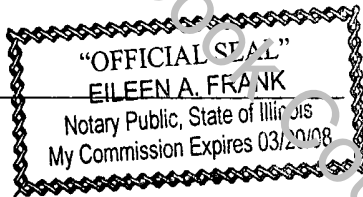
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that *Lori F. Chacos*, as *Authorized Signatory* of Metropolitan Square Residential, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such *Authorized Signatory* appeared before me this day in person and acknowledged that *she* signed and delivered the said instrument as *her* own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 1st day of March, 2006.

Eileen A. Frank
NOTARY PUBLIC

Commission Expires: _____



County Clerk's Office

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STREET ADDRESS: 656 PEARSON STREET UNIT 207-C; P-41; S-90
CITY: DES PLAINES COUNTY: COOK
TAX NUMBER: 09-17-415-040-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 207-C IN THE METROPOLITAN SQUARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT C IN METROPOLITAN SQUARE PHASE I, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 1, 2006 AS DOCUMENT 0606034006 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P-41 AND STORAGE SPACE NUMBER S-90, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0606034006.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE METROPOLITAN SQUARE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MARCH 1, 2006 AS DOCUMENT 0606034004, FOR STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS AND BEAMS AND ANY OTHER SUPPORTING COMPONENTS IN THE BUILDING, UTILITIES, ENCROACHMENTS, INGRESS AND EGRESS, AND USE OF COMMON WALLS, FLOORS AND CEILINGS.