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Doc#: 0610343232 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2006 02:02 PM Pg: 1 of 3

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SPECIAL WARRANTY DEED

GRANTOR LaSalle Towers, LLC, an Illinois limited liability company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO Anastasios Bakritzos and Tonya Scott, not as tenants in common, but as joint tenants, ("Grantees"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

described by Bakritzos

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the property as a residential condominium; (5) reservation by the Grantor to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration of Condominium, including any and all amendments and exhibits thereto; (6) provision of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by through, or under Grantee; (8) liens and other matters as to which the Title Insurer commits to insure Grantee against loss or damage; and (9) any and all leases and licenses, including those affecting the common elements.

zeb

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager to be effective as of the 10th day of March, 2006.

LaSalle Towers, LLC, an Illinois limited liability company

By: 1211 LaSalle, LLC, an Illinois limited liability company, its manager

By:
Name: Michael D. Ansani
Title: Manager

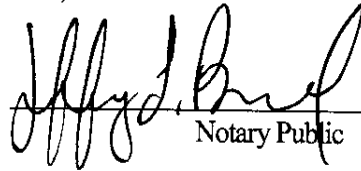
*12/20/14
1/4/09*

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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 Michael D. Ansani, as Manager of 1211 LaSalle, LLC, the manager of LaSalle Towers, 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, for the uses and purpose therein set forth.

Given under my hand and official seal, this 10th day of March, 2006.


Notary Public

This document was prepared by:

Alan L. Fulkerson, Esq.
Riordan, Fulkerson, Smith & Coleman
100 North LaSalle Street
Twenty-Third Floor
Chicago, Illinois 60602

Upon recording return this instrument to:

James Zazakis
4315 N. Lincoln
Chicago Illinois 60618



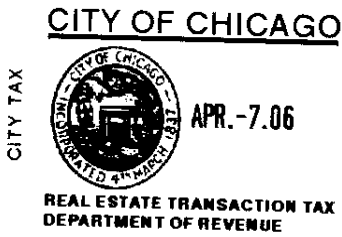
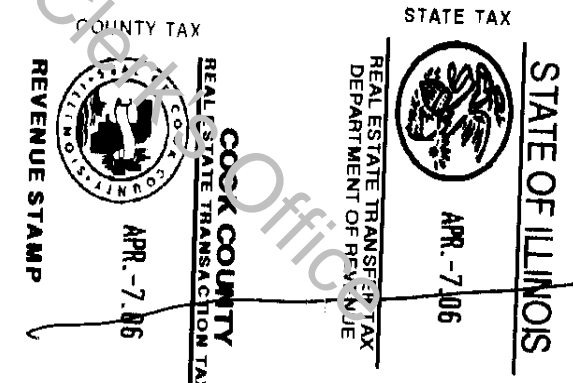
Attn:

Send subsequent tax bills to:

Anastasios Bakritzes
1543 N. Hudson
Chicago, Illinois 60610

Permanent Tax Index Numbers:
17-04-222-021-0000 and 17-04-222-053-0000

Property Address:
1211 North LaSalle Street, Unit 702
Chicago, Illinois 60610



6552000000 #	REAL ESTATE TRANSFER TAX
	0186000
	FP102812

# 0000025103	REAL ESTATE TRANSFER TAX
	0012400
	FP 103028

# 0000024898	REAL ESTATE TRANSFER TAX
	0024800
	FP 103027

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LEGAL DESCRIPTION RIDER

Unit No. 702, in LaSalle Towers Condominium Association as delineated on Plat of Survey of the following described tract of real estate (Parcel): Parts of Lots 1, 2, 3, 4, 5 And 6 in the Assessor's Division of Lots 41 and 42 and part of Lot 45 in Bronson's Addition to Chicago, in the northeast $\frac{1}{4}$ of section 4, township 39 north, range 14 east of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit A to Declaration of Condominium recorded in the Recorder's Office of Cook County, Illinois, on November 29, 2005 as Document No. 05333512076, as amended from time to time, together with the undivided percentage ownership interest appurtenant thereto.

Grantor also hereby grants to Grantee(s) and his/her/their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration, and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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

The tenant of the Unit being conveyed waived his/her option to purchase the Unit.

Property of Cook County Clerk's Office