1/3 45912⁹³

SPECIAL
GIT WARRANTY DEED

THE GRANTOR, *Ashland Developer Group, LLC a/k/a Paramount Lofts, L.L.C.*, an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other good and valuable considerations, in hand paid and pursuant to authority given by the Managers of said Company, CONVEYS AND WARRANTS to *Jeffrey A. Hawkins*, of the City of Buffalo Grove, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

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 the party of the first part, either in law or equity, or, in and to the above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: SEE EXHIBIT "A" ATTACHED HERETO.

Permanent Index No.: 17-18-215-008; 011; 013; 014; 015

Property Address: 1645 West Ogden Avenue, Unit 402, Chicago, Illinois 60612

CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
CITY TAX — APR.14.06 — REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000018199 — 0252750 — FP 103018

STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
STATE TAX — APR.14.06 — REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000034272 — 0033700 — FP 103014

COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
COUNTY TAX — APR.14.06 — REVENUE STAMP	# 0000034001 — 0016850 — FP 103017

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by James M. Engel, its Manager, this _11th_ day of _April_____, 20_06_.

Ashland Developer Group, LLC a/k/a Paramount Lofts, L.L.C.,
an Illinois limited liability company

By:_____
Its Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY THAT James M. Engel, personally known to me to be the Manager of Ashland Developer Group, LLC a/k/a Paramount Lofts, L.L.C., an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _11th_ day of _Apr._____, 20_06_.

> OFFICIAL SEAL
> VICKI J BROOKS
> NOTARY PUBLIC - STATE OF ILLINOIS
> MY COMMISSION EXPIRES:09/27/09

_____
Notary Public

My commission expires on _____, 20___

This instrument was prepared by: Paramount Lofts, L.L.C., 910 West Van Buren, PMB#403, Chicago, Illinois 60612

Mail to:
Jeffrey Hawkins
1645 W. Ogden Ave #402
Chicago, IL 60612

Send subsequent tax bills to:
Jeffrey Hawkins
1645 W. Ogden Ave #402
Chicago, IL 60612

EXHIBIT "A"

LEGAL DESCRIPTION FOR PARAMOUNT LOFT CONDOMINIUMS

Unit 402 together with its undivided percentage interest in the common elements in Paramount Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 0603034034, in the Northeast ¼ of the Northeast ¼ of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

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

There were no tenants as this is new construction.