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STS085932 COOK/20032053
SPECIAL WARRANTY DEED
Statutory (ILLINOIS)
(Company to Individual)



Doc#: 0612935435 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/09/2006 01:15 PM Pg: 1 of 3

GRANTOR(S),
MONROE DEVELOPMENT, LLC,
a limited liability company 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
for and in consideration of Ten Dollars (\$10.00)
and other good and valuable consideration in
hand paid, CONVEY(S) and WARRANTY(S)
to the grantee(s),

PAVEL GROISMAN AND RENE GROISMAN,
HUSBAND AND WIFE
257 Diddah Ct. West
Buffalo Grove, IL 60089

STATE OF ILLINOIS		# 0000023483	REAL ESTATE TRANSFER TAX
MAY 5 2006			0060100
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103032

the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Unit 2 in the Monroe Place Condominium as delineated on the Plat of Survey of the following described parcel of real estate:

LOTS 2 AND 3 IN MONROE PLACE CONDOMINIUMS SUBDIVISION, A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0536127068 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

[Handwritten signature]
34

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 forth 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

BOX 333-CT1


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Property of Cook County Clerk's Office

FP 103034
0030050
REAL ESTATE TRANSFER TAX

000023580

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY - 5 '06
COUNTY TAX
REVENUE STAMP



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therein.

And the Grantor, for itself 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 lawfully 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. Easement Agreement with Monroe Place Condominium Association;
4. Public and utility easements;
5. Covenants, conditions, restrictions of record as to use and occupancy;
6. Applicable zoning and building laws, ordinances and restrictions;
7. Roads and highways, if any;
8. Provisions of the Condominium Property Act of Illinois;
9. Installments due after the date of closing of assessments established pursuant to the Declaration;
10. Grantee's mortgage, and
11. acts done or suffered by the Grantee

Permanent Real Estate Index Number(s): 04-26-101-030; 04-26-101-050; 04-26-101-059; 04-26-101-060; 04-26-102-020; 04-26-102-021; 04-26-102-022
Address(es) of Real Estate: 1848 Monroe Ave., Glenview, Illinois 60025

IN WITNESS WHEREOF, Grantor has caused its name to be signed as of this 24 day of April, 2006

Monroe Place LLC.

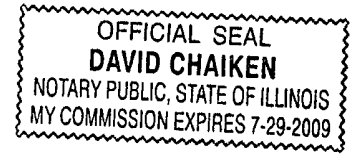
By: [Signature]
Alex Loyfman, Manager

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 Alex Loyfman, personally known to me to be the Manager said limited liability company, and, appeared before me this day in person, and severally acknowledged that as such Manager he signed and delivered the said instrument, as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 24 day of April, 2006

[Signature]
NOTARY PUBLIC



Prepared By: David Chaiken, 111 W. Washington, #823, Chicago, Illinois 60602

Mail to: Alex Loyfman
555 State Blvd #502
Northbrook, IL 60062

Send Subsequent Tax Bills To: 1848 Monroe Ave
Glenview, IL
60025