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SPECIAL WARRANTY DEED



Doc#: 0614453124 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/24/2006 11:42 AM Pg: 1 of 3

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 *Lon R. Ballard and Debra Dietrich*, of the City of Morton, County of Tazwell, State of Illinois, not as tenants in common but in *joint tenancy*, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

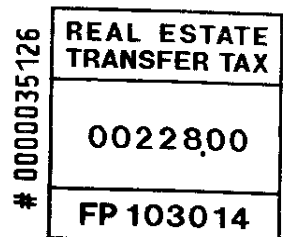
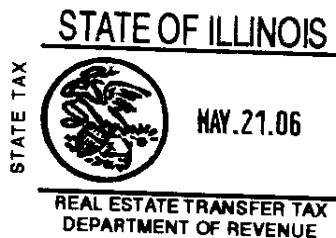
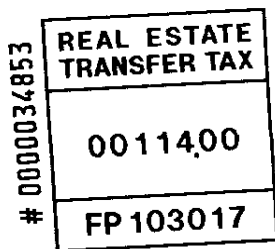
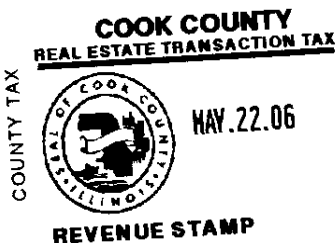
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

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 Nos.: 17-18-215-008; 011; 013; 014; 015

Property Address: 1645 West Ogden Avenue, Unit 514 and Parking Space 51,
Chicago, Illinois 60607



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EXHIBIT "A"

LEGAL DESCRIPTION FOR PARAMOUNT LOFT CONDOMINIUMS

Unit 514 and P51 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 $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 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.

Property of Cook County Clerk's Office