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Doc#: 0622326025 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/11/2006 09:55 AM Pg: 1 of 3

2048886/Mur/10/13
MTC

SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)

12

M.G.R. TITLE

THIS AGREEMENT, made this 4th day of August, 2006 between **1612 S. Michigan Development Corporation, an Illinois corporation** duly authorized to transact business in the State of Illinois, party of the first part, and **BINHNGUYEN LE, 2444 W.**

Flournoy Street, Unit 3, Chicago, IL 60612. party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said

Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway 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, 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 party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its 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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to:

SEE ATTACHED EXHIBIT "B"

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, 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 therein.


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

Permanent Real Estate Index Number(s): Part of 17-22-301-022-0000, 17-22-301-023-0000, 17-22-301-024-0000, 17-22-301-025-0000, 17-22-301-026-0000, 17-22-301-027-0000, 17-22-301-028-0000, 17-22-301-029-0000, 17-22-301-030-0000 and 17-22-301-052-0000

Address of Real Estate: 1620 South Michigan, Unit 402 and P-25, Chicago, IL 60616

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this 4th day of August, 2006.

1612 S. Michigan Development Corporation,
an Illinois corporation

By: 
Name: Cindy Wrona
Its: Vice President

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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 Cindy Wrona, personally known to me to be Vice President of 1612 S. Michigan Development Corporation, an Illinois corporation, appeared, before me this day in person and severally acknowledged that as such Vice President she signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as her free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal this 4th day of August, 2006

Commission expires 9/1/2009



[Signature]
NOTARY PUBLIC

This instrument was prepared by: David J. O'Keefe
Schain, Burney, Ross, & Citron, Ltd.
222 North LaSalle Street, Suite 1910
Chicago, Illinois 60601

MAIL TO:
LAW OFFICE OF ABID SABEEN
1897 SUNSET DRIVE
HANDVEL PARK, FL 60133

SEND SUBSEQUENT TAX BILLS TO:
Binhnguyen S. Le
1620 S. Michigan Ave. #402
Chicago IL 60616

OR RECORDER'S OFFICE BOX NO. _____

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
459250 \$2,550.00
08/09/2006 10:48 Batch 11802 47



STATE OF ILLINOIS
STATE TAX

AUG.-9.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002712
REAL ESTATE TRANSFER TAX
0034000
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

AUG.-9.06
REVENUE STAMP

000007455
REAL ESTATE TRANSFER TAX
0017000
FP 103042

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EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. ~~Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.~~
3. Applicable zoning and building laws or ordinances.
4. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 1620 S. Michigan Condominiums, including any and all amendments and exhibits thereto.
5. Declaration of covenants, conditions restrictions and easements relating to the Commercial Property (as defined in the Declaration).
6. The Condominium Property Act of Illinois.
7. Easements, air rights, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
8. Leases, licenses, encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration).
9. Acts done or suffered by Buyer or anyone claiming by, through, or under Buyer.
10. Schedule B exceptions listed in ^{THE WAIVED} Mercury Title Company Commitment Number ~~2007092~~. 2068886

Property of Cook County Clerk's Office