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Doc#: 0622841010 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/16/2006 09:40 AM Pg: 1 of 4

2009398 UIC-103-10
SPECIAL WARRANTY DEED

THIS INDENTURE, made this
11th day of August, 2006,
between 1031 N. PAULINA
INVESTORS, LLC, an Illinois
limited liability company
("Grantor"), and BRANDON
LANDAS, a single man of
Chicago, Illinois ("Grantee"),
WITNESSETH, that the Grantor,

for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Partners of said Grantor, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee, FOREVER, all of the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit "A" hereto.

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

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 easement set forth in said Declaration for the benefit of the remaining property described therein.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and its successors, 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 it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those exceptions set forth on Exhibit "B" hereto.

This deed is also 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.

The tenant of unit has waived or has failed to exercise the right of first refusal.

M.G.R. TITLE

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its manager the day and year first above written.

1031 N. PAULINA INVESTORS, LLC,
an Illinois limited liability company

By: [Signature]
Name: Michael Brown
Its: Manager

By: [Signature]
Name: Adam Piser
Its: Manager

STATE OF ILLINOIS

) SS

COUNTY OF COOK)

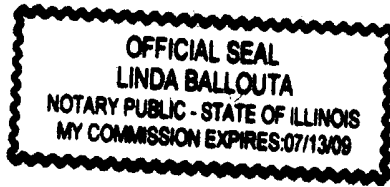
I, Linda Ballouta, the undersigned, [Signature] a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Brown and Adam Piser, Managers of 1031 N. Paulina Investors, LLC, an Illinois limited liability company, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of 1031 N. Paulina Investors, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of August, 2006.

[Signature]
Notary Public

Mail To:

Chad M. Manuel
Manuel & Associates
2446 N. Clark Street
Chicago, IL 60614



Send Subsequent Tax Bills To:

Brandon Landas
1031 N. Paulina, Unit CH-2
Chicago, IL 60622

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Exhibit A

UNIT 2F IN THE 1031 N. PAULINA CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 1/2 OF LOT 18 IN BLOCK 10 IN JOHNSON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0527134034, AND RE-RECORDED AS DOCUMENT 0603319034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 17-06-419-005-0000 (Affects Underlying Land)


Address of Real Estate: 1031 North Paulina, Unit 2F, Chicago, IL 60622

City of Chicago
Dept. of Revenue
460110
08/14/2006 11:17




Real Estate
Transfer Stamp
\$2,265.00

Batch 07255 63

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

AUG. 14. 06
REVENUE STAMP

0000007891
**REAL ESTATE
TRANSFER TAX**
0015100
FP 103042

STATE OF ILLINOIS
STATE TAX

AUG. 14. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000098134
**REAL ESTATE
TRANSFER TAX**
0030200
FP 326669

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EXHIBIT B

SUBJECT ONLY TO THE FOLLOWING: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Act; (c) the Declaration and the Condominium Documents; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall prevent the use and occupancy of the Purchased Unit as a residence); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.

Property of Cook County Clerk's Office

\\CBKFS01\DATA\CLIENTS\BROWN, MICHAEL - WELLS STREET FINANCIAL (2103)\SALE OF 1031 N. PAULINA CONDO UNITS (2579)\7 LANDAS - CH2\SPECIAL WARRANTY DEED.DOC