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U373259
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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 21st day of August, 2006, between 3106 W. Lyndale, LLC, an Illinois limited liability company, 2434 W. Division Street, Chicago, Illinois 60622, party of the first part, and AMY BASS, party of the second part, WITNESSETH, that the part of the first part, 3106 W. Lyndale, LLC, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the Second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of the limited liability company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the part of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit: (see next page for legal description)

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, of, in and to the below described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as described below, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Subject to the matters set forth on Exhibit "B" attached hereto.

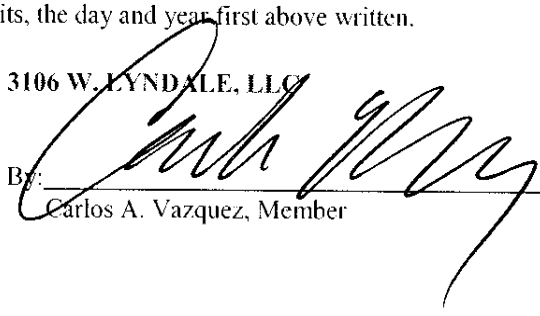
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or 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: General real estate taxes which are not yet due and payable for calendar year 2006 and subsequent years; recorded public and utility easements, if any; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessments; unrecorded leases and the rights of tenants thereunder; the rights of all persons claim by, through or under Purchaser and any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of Purchaser.

Permanent Real Estate Index Number(s): 13-36-106-058-0000 and 13-36-106-059-0000 (underlying)

Address(es) of Real Estate: 3106-08 W. Lyndale, Unit 3B, Chicago, IL 60647

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its, the day and year first above written.

3106 W. LYNDALE, LLC

By: 
Carlos A. Vazquez, Member

CITY OF CHICAGO



AUG. 28. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000019870

REAL ESTATE TRANSFER TAX
0254250
FP 103018



0624358190

Doc#: 0624358190 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/31/2006 03:11 PM Pg: 1 of 3

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LEGAL DESCRIPTION

of premises commonly known as: 3106-08 W. Lyndale, Unit 3B, Chicago, IL 60647

PARCEL 1: Unit 3B Together with its undivided percentage interest in the common elements in 3106-08 W. Lyndale Condominium as delineated and defined in the Declaration recorded as Document No. 0615232027 in the Northwest ¼ of Section 32 Township 40 North, Range 13, East of the Third Principal Meridian, In Cook County, Illinois.

PARCEL 2: Exclusive use for parking purposes in and to parking space no. 1, a limited common element, as set forth and defined in said declaration of Condominium and survey attached thereto, in Cook County, Illinois.

STATE OF ILLINOIS)

)ss.

COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Carlos A. Vazquez** personally known to me to be a Member of **3106 W. LYNDALE, LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member, he signed and delivered the said instrument 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 official seal this 21st day of August, 2006.



Bertha Alicia Navarro
Notary Public

This instrument was prepared by:

Carlos A. Vazquez,, Esq.
2434 W. Division Street
Chicago, Illinois 60601

MAIL TO:

Thomas S. Moore, Esq.
(Name)
111 W. Washington Street, Ste. 1100
(Address)
Chicago, IL 60602
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Amy Bass
(Name)
3106-08 W. Lyndale, Unit 3B
(Address)
Chicago, IL 60647
(City, State and Zip)

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EXHIBIT "B"

- (a) Current non-delinquent real estate taxes and taxes for subsequent years;
- (b) Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- (c) the Illinois Condominium Property Act ;
- (d) The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws and other Project Documents including all amendments and exhibits thereto;
- (e) Public, private and utility easements,
- (f) Covenants, conditions and restrictions of record;
- (g) Applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (h) Roads and highways, if any;
- (i) Leases and licenses affecting the Common Elements;
- (j) Matters over which the Title Insurer is willing to insure;
- (k) Acts done or suffered by the Purchaser; and
- (l) Purchaser's mortgage.

