SPECIAL WARRANTY DEED FICIAL COPY

THIS INDENTURE, made this _____ day of September, 2006, between 1300 North State Parkway, L.L.C., created and existing under and by virtue of the laws of the State of Delaware and duly authorized

between 1300 North State Parkway, L.L.C., created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and Paul A. Meister and Jill Goldfine Meister, husband and wife, as Tenants By The Entirety of 1300 North State Parkway, Unit 1102, Chicago, Illinois 60610 party of the second party, and WITNESSETH that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second party, the receipt of which is hereby acknowledged and pursuant to authority of the party of the first part, by these presents does REMISE, RELEASE, AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and

8626510051D

Doc#: 0626510051 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 09/22/2006 10:37 AM Pg: 1 of 3

See Exhibit A Attached

Permanent Index Numbers: 17-04-218-033-0000 and 17-04-218-034-0000

Address of Real Estate: 1300 North State Park way

described as follows, to wit:

Unit P-64 Chicago, Illinois 60610

Together with all and singular the hereditaments and appurtenance: 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 party of the first part, either in law or equality 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 appartenances, unto the party of the second part, 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, and successors, that is has not done or suffered to be done, anything whereby and the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WAI RAY TAND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on the reverse side hereof:

IN WITNESS WHEREOF, said party of the first part has caused its same to be signed to these presents by its authorized representative as of the date set forth above.

1300 North State Parkway, L.L.C., a Delaware limited liability company

Authorized Representative

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UNOFFICIAL COPY

State of Illinois, County of COCK ss

I understand, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James McKevitt, Authorized Representative of 1300 North State Parkway, L.L.C., 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 he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of 1300 North State Parkway, L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal, this _________, day of _________, 2006.

Cu C Lally
Notary Public

My commission expires on

OFFICIAL SEAL EILEEN CLALLY

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/13/09

STATE OF ILLINOIS

SEP.21.06

SEP.21.06

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

00075,00

FP 103037

City of Chicago Dept. of Revenue

467424

09/21/2006 11:05 Batch 07281

0000010\$

FP 103042

Real Estate Transfer Stamp

\$562.50

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT P-64 IN THE AMBASSADOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5, 6 AND 7 IN THE SUBDIVISION OF LOT 5 AND OF SUBLOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0511618089, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPLICATION OF 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 GENEFIT 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."

Subject only the following matters: (1) turient, non-delinquent real estate taxes and real estate taxes for subsequent years; (2) the terms and provisions of the Declaration of Condominium Ownership for The Ambassador ("Declaration") and any amendments thereto; (3) public and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto; (4) covenants, conditions and restrictions of record, which do not materially interfere with Purchaser's use, enjoyment or value of the Premises; (5) applicable zoning and building laws, ordinances and restrictions; (6) roads and highways, if any, (7) limitations and conditions imposed by the Act; (6) controachments, if any, which do not materially, adversely impair the use and enjoyment or the value of the Premises as a residence provided that such encroachments may be insured over at Seller's sole cost in form and substance reasonably acceptable to Purchaser; (9) installments due after the date of the Closing for assessments established pursuant to the Declaration; (10) matters over which the Title Company is willing to insure at Seller's sole cost in form and substance reasonably acceptable to Purchaser; (11) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (12) Purchaser's mortgage, if any; and (13) leasts, licenses and management agreements, if any, affecting the Property; so long as any such lease, license or management agreement agreement affects the Property as a whole, and not just the Premises.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 17-04-218-033-0000 and 17-04-218-034-0000

Address of Real Estate: 1300 North State Parkway, Unit P-64, Chicago, Illinois 60610

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

UPON RECORDING MAIL TO

Mark R. Rosenbloom, Esq. Fischel & Kahn, Ltd. 190 S. LaSalle, Suite 2850 Chicago, Illinois 60603 SEND SUBSEQUENT TAX BILLS TO:

Paul A. Meister and Jill Goldfine Meister 1300 North State Parkway Unit 1102 Chicago, Illinois 60610