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SPECIAL WARRANTY
DEED
JOINT TENANCY



Doc#: 0629333148 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/20/2006 01:01 PM Pg: 1 of 4

This space reserved for recording

10/21/06 1297504 DZ AEM

GRANTOR,
WRIGHTWOOD -
PAULINA, LLC, an Illinois
limited liability company,
having its principal place of
business at 908 N. Halsted,
Chicago, Illinois 60622, for
and in consideration of Ten
and No/100 Dollars (\$10.00)
and other good and valuable
consideration in hand paid,
does hereby

REMISE, RELEASE, ALIEN AND CONVEY to the grantee(s),

JONATHAN BERGER AND REBECCA BERGER, his wife, ^{1737 W. NELSON} 5350 N. Lowell, Chicago, Illinois, ^{COX 57}
the following described real estate, to wit (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Nos: 14-30-403-118-0003
Commonly Known As: 2650 N. Paulina, Chicago, Illinois

TO HAVE AND TO HOLD said premises as husband and wife, NOT in Tenancy in Common, but
as JOINT TENANTS, forever.

SUBJECT TO: (1) General real estate taxes for 2006 and subsequent years; (2) Terms, provisions,
covenants, conditions and restrictions contained in and rights and easements established by the
Declaration of Ownership and of Easements, Restrictions, Covenants and By-Laws for the Columbia
Place South Homes Owners' Association recorded August 14, 2004 as Document No. 0416639115,
as amended from time to time; (3) Terms, Conditions, Restrictions and Covenants Contained in the
Access Easement Agreement (Common Area) dated June 4, 2004 and Recorded June 14, 2004 as
Document No. 0416639119; (4) Terms, Conditions, Restrictions and Covenants Contained in the
Access Easement Agreement (Easement Parcel) dated June 4, 2004 and Recorded June 14, 2004 as
Document No. 0416639120; (5) Applicable zoning and building laws and ordinances and other
ordinances of record; (6) Acts done or suffered by Purchaser or anyone claiming by, through or under
Purchaser; (7) Utility Easements, if any, whether recorded or unrecorded; (8) Covenants, conditions,
restrictions easements and agreements of record; and (9) Liens and other matters of title over which
the Title Company is willing to insure without cost to Grantee, provided none of the foregoing
materially adversely affect Grantee's use of the Property as a single family residence.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the
grantee(s), their heirs and assigns, that it has not done or suffered to be done, anything whereby the

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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 FOREVER DEFEND.


IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of the 10th day of October, 2006

WRIGHTWOOD-PAULINA, LLC
an Illinois limited liability company

By: 
James D. Letchinger, its Managing Member

STATE TAX

STATE OF ILLINOIS



OCT. 19.06


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000006321

REAL ESTATE TRANSFER TAX
009999.00
FP 103024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 19.06


REVENUE STAMP

0000004334

REAL ESTATE TRANSFER TAX
004999.50
FP 103022

CITY TAX

CITY OF CHICAGO



OCT. 19.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004325

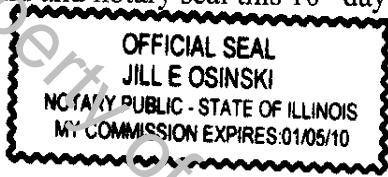
REAL ESTATE TRANSFER TAX
07493.00
FP 103023

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public for the County and State aforesaid, DO HEREBY CERTIFY that James D. Letchinger, the Managing Member of Wrightwood-Paulina, LLC, 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 the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notary seal this 10th day of September, 2006.



Jill E Osinski

 Notary Public

Prepared By: WARREN C. LASKI, ESQ., 1751 W. Surf Street, Chicago, Illinois 60657
 Tax Bill To: JONATHAN BERGER, 2650 N. Paulina, Chicago, Illinois 60614
 Return To: LOUIS H. LEVINSON, ESQ., 33 N. LaSalle Street, Suite 3200, Chicago, Illinois 60602

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

THE EAST 122.00 FEET OF LOT 2, LYING SOUTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 528.35 FEET NORTH OF THE SOUTHEAST CORNER THEREOF AND LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 503.68 FEET NORTH OF SAID SOUTHEAST CORNER IN THE NORTHWESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER COMMON AREAS AS CREATED BY THE DECLARATION OF OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE COLUMBIA PLACE SOUTH HOMES OWNERS' ASSOCIATION RECORDED AS DOCUMENT 0416639115:

AFFECTS THE WEST 18 FEET OF THE EAST 140 FEET OF THE SOUTH 675 FEET OF LOT 2 AFORESAID.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS TO PAULINA STREET OVER THE "EASEMENT PARCEL" AS CREATED BY THE ACCESS EASEMENT AGREEMENT RECORDED AS DOCUMENT 0416639120.

AFFECTS THE EAST 122 FEET OF THE SOUTH 675 FEET OF LOT 2, LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF AT A POINT 640.85 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, IN AFORESAID SUBDIVISION.