



Doc#: 0634642041 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/12/2006 08:51 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR,

4301 N. Sheridan LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of (\$10.00) Ten and 00/100 Dollars, and other valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to

Thank

Liem Nguyen,
a single man, not married
4350 N. Broadway, Chicago, Illinois 60613

the following described real estate and related improvements situated in the County of Cook in the State of Illinois (collectively, the "Real Estate"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

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 Real Estate set forth in that certain Declaration of Condominium for The Mark Condominium Association, aforesaid, 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 provision of said Declaration were recited and stipulated at length herein.

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 Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Real Estate as above described, with the appurtenances, unto Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Real Estate, it has not done or suffered to be done anything whereby the Real Estate hereby granted are, or may be, in any manner encumbered or charged, except for those items listed on Exhibit "A" attached hereto (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate.

In Witness Whereof, said Grantor has caused its name to be signed to these presents this 29th day of November, 2006.

4301 N. SHERIDAN LLC,
an Illinois limited liability company

By: LR 4301 N. Sheridan LLC,
an Illinois limited liability company, a Member/Manager

By: LR Development Company LLC,
a Delaware limited liability company, its sole Member

By:
Its: Senior Vice-President

MAIL TO:

Carlos Saavedra, Esq. _____
(Name)
33 North Dearborn Street, Suite 2201 _____
(Address)
Chicago, IL 60602 _____

SUBSEQUENT TAX BILLS TO:

Liem Nguyen _____
4260 North Broadway Avenue, Unit 301, Chicago, Illinois 60613 _____
(City, State and Zip)

Box 334


3/8

AC 06045-27

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Stephen F. Galler, acting in the capacity as Senior Vice President of LR Development Company LLC, as sole Member of LR 4301 N. Sheridan LLC, a Member/Manager of 4301 N. Sheridan 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 severally acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, and as the free and voluntary act of said limited liability company, on behalf of said limited liability company, for the uses and purposes herein set forth.


Given under my hand and official seal, 29th day of November, 2006.


NOTARY PUBLIC


"OFFICIAL SEAL"
ANDREA M. JANES
Notary Public, State of Illinois
My Commission Expires 02/24/2007


Commission expires February 24, 2007.

This instrument was prepared by Stephen F. Galler, Esq., 350 West Hubbard, Suite #300, Chicago, IL 60610

STATE TAX

STATE OF ILLINOIS
DEC. -4.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000099285
REAL ESTATE
TRANSFER TAX
00455.00
FP 102808

CITY TAX

CITY OF CHICAGO
DEC. -4.15
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000013492
REAL ESTATE
TRANSFER TAX
03412.50
FP 102805

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. -4.06
REVENUE STAMP

0000099522
REAL ESTATE
TRANSFER TAX
00227.50
FP 102802

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EXHIBIT "A" TO SPECIAL WARRANTY DEED

PARCEL 1:

UNIT 4260-301 IN THE MARK CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY, AS FOLLOWS: LOT 1, 2, AND 3 IN BLOCK 1 IN BUENA PARK SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #0628317000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P10 AND , LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT # 0628317000.

This deed is subject to the following permitted exceptions:

1. Current real estate taxes and taxes for subsequent years not otherwise due and payable at the time of closing;
2. The terms and provisions of the Condominium Declaration and any amendments thereto;
3. Public, private and utility easements, including any easements established by, or implied from, the Declaration, and any amendments thereto;
4. Covenants, conditions and restrictions of record (provided the same do not materially adversely impair the use and enjoyment of the Condominium as a residence or the Parking Space for parking purposes);
5. Applicable zoning and building laws, ordinances and restrictions;
6. Limitations and conditions imposed by the Condominium Property Act of the State of Illinois, as amended;
7. Encroachments, if any, which do not materially adversely impair the use and enjoyment of the Condominium as a residence or the Parking Space for parking purposes;
8. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal tax, taxes or assessments;
9. Installments due after the date of closing for assessments established pursuant to the Declaration;
10. Matters over which the title company is willing to insure;
11. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
12. Grantee's mortgage; and
13. Leases, licenses and management agreements affecting the Common Elements.

Property Address: 4260 North Broadway Avenue, Unit 301, Chicago, Illinois 60613
 Permanent Index Number: 14-17-408-001-0000 (affects subject property and other land for 2005 and 2006)