UNOEFICIAL COPY IIII

### 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

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

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

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

### See Exhibit "A" attached herete 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  $\kappa c$  al Estate set forth in that certain Declaration of Condominium for The Mark Condominium Association, aforesaid, and Grantor reserves to itsel<sup>7</sup>, 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 appurter a ices thereunto belonging, or in anywise appeartaining, 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 for very effend the Real Estate.

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

4301 N. SHERIDAN LLC, an Illinois limited liability company

By: LR 4301 N. Sheridan LLC,

an Illinois limited liability company, a Mer.it er/Manager

By: LR Development Company LLC,

a Delaware limited liability company, its sole Member

Its: Senior Vice-President

MAIL TO:

SUBSEQUENT TAX BILLS TO:

Liem Nguyen

(Name)

33 North Dearborn Street, Suite 2201
(Address)
(Address)
(City, State and Zip)

B4x334

3/8

0634642041D Page: 2 of 3

# **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.

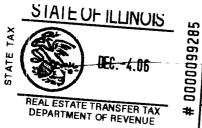
Given under my hand and official seal, 29th day of November, 2006.

OMORINE (MOLAN)
NOTARY PUBLIC

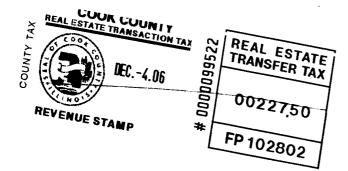
Commission expires Leb nary 24, 2007.

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

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









0634642041D Page: 3 of 3

## **UNOFFICIAL COPY**

## 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 , LIMTED COMMON ELEMENTS, AS DELINEATED ON THE SULVEY 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 examents, 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 complete 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)