

N0106592 1/19/25

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**SPECIAL
WARRANTY DEED**



Doc#: 0700505125 Fee: ~~\$22.00~~ \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2007 11:30 AM Pg: 1 of 1

THE GRANTOR, McKinley Park Development LLC, an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid and pursuant to authority given by the Manager of said Company CONVEYS AND

RECORDER'S STAMP

WARRANTS to Nicholas/Zaper and John/Gricus of 6447 West 64th Pl. Chicago, IL 60638 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO AND MADE A PART
HEREOF**

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, or, in and to the above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: SEE ATTACHED EXHIBIT "A"

Permanent Index Number(s): 20-06-100-042, 20-06-100-046, 20-06-100-051, 20-06-100-052, 20-06-100-053, 20-06-100-095

Property Address: 2323 West Pershing Road, Unit 601 and Parking Space PS-56,, Chicago, IL 60609

In Witness Whereof, said Grantor has executed this Special Warranty Deed by its Manager, this 18th day of December, 2006.

McKINLEY PARK DEVELOPMENT LLC, an Illinois limited liability company

By: [Signature]

Its: Authorized Agent

Near North National Title
222 N. LaSalle
Chicago, IL 60601

[Handwritten initials]


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Property of Cook County Clerk's Office

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JAN. -3.07



REVENUE STAMP


REAL ESTATE TRANSFER TAX	0012000	FP326657
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000009707

STATE TAX

STATE OF ILLINOIS

JAN. -3.07



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX	0024000	FP326703
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0000011848

CITY TAX

CITY OF CHICAGO

JAN. -3.07



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	0180000	FP326675
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0000011050

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STATE OF ILLINOIS } ss.
County of Cook }

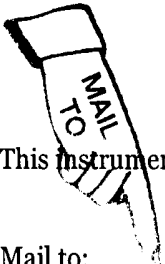
The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Stephane Cartrel personally known to me to be an Authorized Agent of MCKINLEY PARK DEVELOPMENT LLC, an Illinois limited liability company, appeared before me this day in person, and severally acknowledged that as such Authorized Agent, she signed, sealed and delivered this instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18th day of December, 2006.

Victoria M. Simpson
Notary Public

"OFFICIAL SEAL"
VICTORIA M. SIMPSON
Notary Public, State of Illinois
My Commission Expires September 5, 2009

My commission expires on 9-5-2009



This instrument was prepared by Amy Rodgers, 350 W. Hubbard Street, Suite 500, Chicago IL 60610

Mail to:

HENRY F. JAMES, JR.
ATTORNEY AT LAW
South Barrington Office Centre
33 West Higgins Road, Suite 4090
South Barrington, Illinois 60010

(City, State, Zip Code)

SEND SUBSEQUENT TAX BILLS TO:

Nicholas E. Zabea
(Name)
6447 West 64th Place
(Address)
Chicago, Illinois 60638
(City, State, Zip Code)

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

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EXHIBIT A

Unit 601 and Parking Space PS-56 in McKinley Park Lofts Condominium, as delineated on the plat of survey for McKinley Park Lofts Condominium, which plat of survey is part of the following described parcel of real estate:

Parcel 1:

That part of the Northwest 1/4 of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at a point on the South line of West Pershing Road (a public street), said South line being a line 33 feet South of and parallel to the North line of said Northwest 1/4; which point is 225 feet East of the West line of said Northwest 1/4; and running thence East along said South line of West Pershing Road a distance of 343.24 feet more or less to a point 2096.39 feet West of the East line of said Northwest 1/4 and running thence South along a line which is perpendicular to said South line of West Pershing Road, a distance of 211 feet; thence West along a line parallel to said South line of West Pershing Road a distance of 238.05 feet, more or less, to its intersection with the arc of a circle having a radius of 760 feet and convex Southwesterly, said arc of a circle having its Southeastern terminus at a point 573 feet South of the North line and 735 feet East of the West line of said Northwest 1/4 and its Northwestern terminus at a point 200 feet South of said North line and 305 feet East of said West line of said Northwest 1/4; thence Northwesterly along said arc of 760 foot radius a distance of 50.33 feet more or less to its hereinbefore described North Western terminus; thence Northwesterly along a straight line, a distance of 185.51 feet more or less to the point of beginning, in Cook County, Illinois.

Parcel 2:

That part of the Northwest 1/4 of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at the point of intersection of a line 211 feet South of and parallel with the South line of West Pershing Road (said South street line being a line 33 feet South of and parallel with the North line of said Northwest 1/4) with a line that is drawn perpendicular to said South line of West Pershing Road from a point thereon which is 2096.39 feet West of the East line of said Northwest 1/4; and running thence South along said perpendicular line, a distance of 246.84 feet to its intersection with the arc of a circle having a radius of 760 feet and convex Southwesterly, said arc of a circle having its South Eastern terminus at a point 573 feet South of the North line and 735 feet East of the West line of said Northwest 1/4 and its Northwestern terminus at a point 200 feet South of said North line and 305 feet East of said West line of said Northwest 1/4; thence Northwesterly along said arc of 760 feet radius a distance of 345.91 feet to its intersection with said line 211 feet South of and parallel with said South line of West Pershing Road and thence East along said parallel line a distance of 238.05 feet to the point of beginning, in Cook County, Illinois.

Parcel 3:

A private street known as South Oakley Avenue located within the Northwest 1/4 of Section 6, Township 38 North, Range 14 East of the Third Principal Meridian, more concisely described as follows: Beginning at a point on the South line of West Pershing Road (a public street), said South line being a line 33 feet South of and parallel to the North line of said Northwest 1/4 which point is 2096.39 feet West of the East line of said Northwest 1/4; thence South along a line perpendicular to said South line of West Pershing Road a distance of 457.84 feet to its intersection with the arc of a circle convex Southwesterly and having a radius of 760.0 feet, said arc having its Southeastern terminus at a point 573 feet South of the North line and 735 feet East of the West line of said Northwest 1/4 and its Northwestern terminus at a point 200 feet South of said North line and 305 feet East of said West line of said Northwest 1/4; thence Southeasterly along last described arc to its intersection with a line drawn perpendicular to said South line of West Pershing Road and 2046.39 feet West of the East line of said Northwest 1/4, said point of intersection being 487.65 feet South of the South line of West Pershing Road; thence North along said line perpendicular to said West Pershing Road a distance of 487.65 feet to its intersection with the South line of Pershing Road; thence West 50 feet along the South line of West Pershing Road to the point of beginning, in Cook County, Illinois.

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EXHIBIT A

Parcel 4:

That part of the Northwest 1/4 of Section 6, Township 38 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning on the South line of West Pershing Road, (a public street) said South line being a line 33 feet South from and parallel with the North line of said Northwest 1/4, at a point which is 225.0 feet East from the West line of said Northwest 1/4 of Section 6; and running thence Southeastwardly along a straight line, (which if extended will pass through a point which is 200 feet South from the North line and 305 feet East from the West line of said Northwest 1/4) a distance of 119.69 feet to the point of intersection of said straight line with a line which is 140.75 feet, measured perpendicular, South from and parallel with said North line of the Northwest 1/4 of Section 6; thence West along said last described parallel line, a distance of 76.62 feet to an intersection with the East line of South Western Avenue Boulevard; thence North along said East line of South Western Avenue Boulevard, (said East line being 200 feet East from and parallel with the West line of said Section 6) a distance of 107.75 feet to an intersection with said South line of West Pershing Road as hereinbefore defined; and thence East along said South line of West Pershing Road, a distance of 25.00 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit A to the Declaration of Condominium recorded August 2, 2006 as document number 0621418044, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

The Tenant of the Unit either waived or failed to exercise option to purchase the Unit, or the Tenant did not have an option to purchase the Unit, unless the Tenant is the purchaser.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

20-06-100-042, 20-06-100-046, 20-06-100-051, 20-06-100-052, 20-06-100-053, 20-06-100-095