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STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 828
Chicago, IL 60602
312-849-4243



Doc#: 0700935387 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/09/2007 01:58 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

This indenture made this 20 day of December, 2006, between McKinley Gardens, LLC, an Illinois limited liability company, Grantor, and Kenneth and Lily Chu of 2703 S. Princeton, Chicago, Illinois, Grantee and Eric Chu in joint tenancy

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollar (\$10.00) and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee as Joint Tenants with Right of Survivorship and to their heirs and assigns, FOREVER, all the following real estate situated in Cook County, Illinois which is commonly and known and described as follows:

The property is legally described in Exhibit A, attached hereto.

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 Grantor, either in law or equity, 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 appurtenances, unto the Grantee, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as 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 DEFEND, subject to:

- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;

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EXHIBIT A

UNIT #3234

THAT PART OF:

PARCEL 1: THAT PART OF BLOCK 31 LYING EAST OF A LINE 100 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE RIGHT OF WAY OF THE PITTSBURGH CINCINNATI AND ST LOUIS RAILWAY COMPANY IN SAMUEL J. WALKER'S SUBDIVISION OF THAT PART SOUTH OF THE ILLINOIS AND MICHIGAN CANAL OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART SOUTH OF THE ILLINOIS AND MICHIGAN CANAL OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

PARCEL 2: A STRIP OF LAND 20 FEET IN WIDTH LYING NORTHEASTERLY OF AND ADJOINING THE EAST LINE OF SAID BLOCK 31 IN SAMUEL J. WALKER'S SUBDIVISION AFORESAID;

ALSO

PARCEL 3: A STRIP OF LAND 7 FEET IN WIDTH LYING SOUTHEASTERLY OF AND ADJOINING BLOCK 31 WEST OF THE WEST LINE OF SOUTH WESTERN AVENUE AND EAST OF A LINE PARALLEL WITH AND 100 FEET EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE PITTSBURGH, CINCINNATI, AND ST LOUIS RAILWAY COMPANY IN SAMUEL J. WALKER'S SUBDIVISION AFORESAID,

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 2 THENCE SOUTH 00°00'00" WEST, 144.80 FEET; THENCE NORTH 90°00'00" WEST, 16.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'27" EAST, 18.55 FEET; THENCE SOUTH 89°58'33" WEST, 35.91 FEET; THENCE NORTH 00°01'27" WEST, 18.55 FEET; THENCE NORTH 89°58'33" EAST, 35.95 FEET TO THE POINT OF BEGINNING.


Common Address: 3234 S. Western Ave., Chicago, IL
PIN: 16-36-201-009
16-36-201-015

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- (d) The Declaration for McKinley Gardens Townhomes (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois Condominium Property act;
- (f) The Plat attached as an Exhibit to the Declaration;
- (g) Applicable zoning and building laws and ordinances;
- (h) Roads and highways, if any;
- (i) Unrecorded public utility easements, if any;
- (j) Grantee's mortgage, if any;
- (k) Plats of dedication and covenants thereof; and
- (l) Acts done or suffered by Grantee, or anyone claiming under Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Managing Member the day and year first above written.

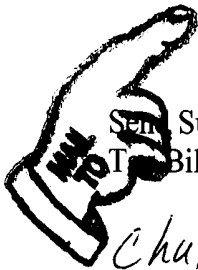
McKINLEY GARDENS, LLC an Illinois limited liability company

By:  _____
Managing Member

Prepared by: Murray J. Lewison
Johnson and Colmar
300 S. Wacker Drive – Suite 1000
Chicago, Illinois 60606

After Recording

Mail to: *Michael Brumatin*
Attorney at Law
2150 S South Archer
Chicago IL 60616



Send Subsequent

To Bills to:

Chai Kenneth
2703 S Princeton
Chicago, IL 60616

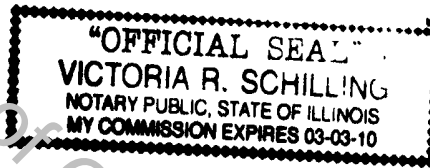
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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

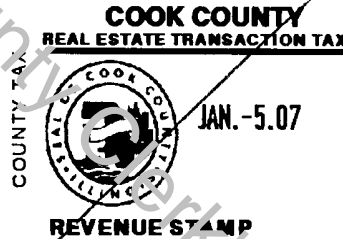
I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that William E. Warman, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 20 day of December, 2006.

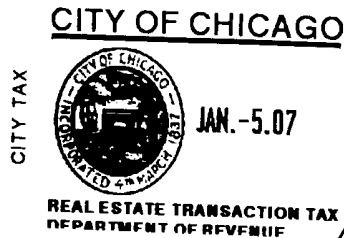
[Signature]
Notary Public



REAL ESTATE TRANSFER TAX
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FP 102804



REAL ESTATE TRANSFER TAX
0000037870
0015075
FP 102810



REAL ESTATE TRANSFER TAX
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