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07016180430

Doc#: 0701618043 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/16/2007 12:33 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

NS 1061 828190101

THIS INDENTURE, made on this the 12<sup>th</sup> day of January, 2007, between 330 WEST GRAND AVENUE, 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, party of the first part, and **HAMIDA BACHH**, individually, of 150 Glenmore Drive, Burr Ridge, Illinois 60527, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100ths DOLLARS (\$10.00) and good and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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, of, in and to the below described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described below, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 incumbered 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 DEFEND, subject to: (i) the general exceptions contained in the title policy to be delivered by the party of the first part to the party of the second part; (ii) the Act; (iii) the Condominium Documents including all amendments and exhibits thereto; (iv) applicable zoning and property laws and ordinances; (v) encroachments (if any); (vi) acts done or suffered by or judgments against the part of the second part or anyone claiming by, through or under the part of the second part; (vii) utility easements, if any, whether recorded or unrecorded; (viii) leases and license affecting the common elements; (ix) covenants, conditions, restrictions, permits, easements and agreements of record so long as the same do not materially interfere with the use of the Unit as a parking space; (x) liens and other matters of title over which the title company is willing to insure without cost to the party of the second part; and (xi) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the party of the first part may so remove at that time by using the funds to be paid upon the delivery of this Deed.

Permanent Real Estate Index Numbers: 17-09-236-025-0000 (Commercial), 17-09-236-026-1109 (P-11) and 17-09-236-1110 (P-12)

Address of Real Estate: 330 West Grand Avenue, Chicago, Illinois 60610

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

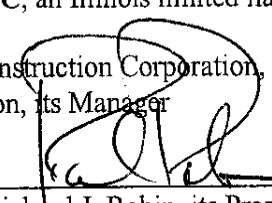


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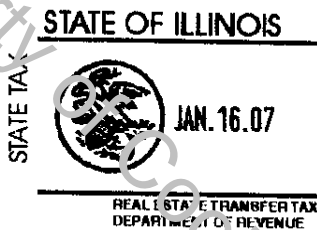
IN WITNESS WHEREOF, said party of the first part has executed this document, the day and year first above written.

330 GRAND, LLC, an Illinois limited liability company

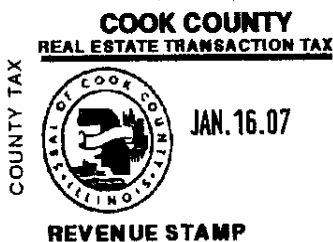
By: Robin Construction Corporation, an Illinois corporation, its Manager

By:   
Richard J. Robin, its President

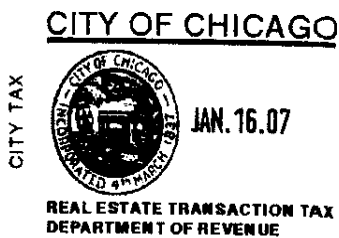
Property Tax Clerk's Office  
Cook County



REAL ESTATE TRANSFER TAX
00293.00
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FP326703



REAL ESTATE TRANSFER TAX
00146.50
# 0000009755
FP326657



REAL ESTATE TRANSFER TAX
02197.50
# 0000011097
FP326675

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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 Richard J. Robin personally known to me to be the President of Robin Construction Corporation, an Illinois corporation, Manager of 330 GRAND, LLC, an Illinois limited liability company and 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 as such President, he signed and delivered the said instrument on behalf of such corporation as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purpose therein set forth.

GIVEN under my hand and official seal this the 12<sup>th</sup> day of January, 2007.



*Tabitha L. Mitchell-Koczot*  
Notary Public

This instrument was prepared by:

Sharon Z. Letchinger, Esq.  
Schwartz Cooper Chartered  
180 North LaSalle Street, Suite 2700  
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Hamida Bachh  
220 W. Concord Lane  
Chicago IL 60614

MAIL TO:

Ryan S. O'Reilly, Esq.  
Law Offices of Prendergast & Delprincipe  
3340 West 95<sup>th</sup> Street  
Evergreen Park, Illinois 60805

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## EXHIBIT A

### LEGAL DESCRIPTION

Premises commonly known as: Commercial Space and Parking Spaces P-11 and P-12

#### Parcel 1:

Parking Spaces P-11 and P-12, in the Grand Orleans Condominium, as delineated on a survey of the following described real estate:

Lots 14, 15, 16, 17 and 18 in Block 8 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit E to the Declaration of Condominium recorded a document number 0529327126, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

#### Parcel 2:

That part of Lots 14, 15, 16, 17 and 18 (all taken as a tract lying above a floor elevation of 14.47' Chicago City Datum and below a ceiling elevation of 31.51' Chicago City Datum) in Block 8 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: commencing at the Southwest corner of said tract; thence South 89 degrees 43 minutes 00 seconds East, 42.09'; thence North 0 degrees 17 minutes 0 seconds East, 5.81'; thence South 89 degrees 43 minutes 0 seconds East, 4.29' to the point of beginning; thence North 0 degrees 17 minutes 0 seconds East, 23.71'; thence South 89 degrees 43 minutes 0 seconds East, 24.83'; thence North 0 degrees 17 minutes 0 seconds East, 3.73'; thence South 89 degrees 43 minutes 0 seconds East, 11.70'; thence South 0 degrees 17 minutes 0 seconds West, 21.26'; thence South 89 degrees 43 minutes 0 seconds East, 1.02'; thence South 0 degrees 17 minutes 0 seconds West, 8.45'; thence North 89 degrees 43 minutes 0 seconds West, 1.80'; thence North 89 degrees 43 minutes 0 seconds West, 18.19'; thence North 0 degrees 17 minutes 0 seconds East, 1.80'; thence North 89 degrees 43 minutes 0 seconds West, 5.15'; thence North 0 degrees 17 minutes 0 seconds East 2.32'; thence North 89 degrees 43 minutes 0 seconds West, 5.19' to the point of beginning, in Cook County, Illinois.

#### Parcel 3:

Easements appurtenant for the benefit of Parcels 1 and 2 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded October 20, 2005 as document number 0529327125, for structural support, for ingress and egress, for access to and maintenance of facilities, and for encroachments, common walls, floors and ceilings over the land described therein. (Said land commonly referred to as the Commercial Property).

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; AND GRANTOR RESERVES TO ITSELF, ITS

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SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

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.

Property of Cook County Clerk's Office