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07024420280

SPECIAL WARRANTY DEED
Statutory (Illinois)

Doc#: 0702442028 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/24/2007 08:34 AM Pg: 1 of 3

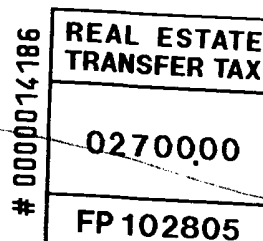
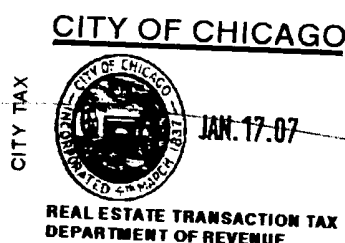
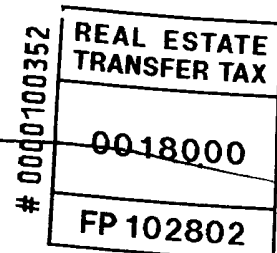
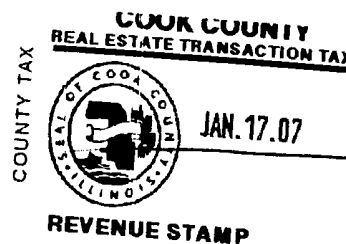
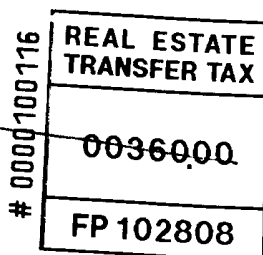
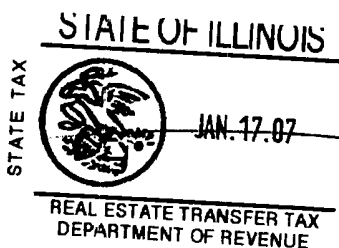
THE GRANTOR, Logan Station, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to CHRISTINA GRIALVA, of 1307 N. Bosworth, Unit 3F, Chicago, IL (the "GRANTEE"), the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 2522-24 N. Willetts Condominium Association at Logan Station (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; and (x); acts of Purchaser. None of the exceptions shall interfere with the use of the Unit as a residence.

Permanent Real Estate Index Number(s): 13-25-315-022-0000 (affects land and other property)

Address of Real Estate: 2522-24 N. Willetts, Unit 1S, Chicago, IL 60647



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Dated as of the 11th day of January 2007

LOGAN STATION, L.L.C., an Illinois
limited liability company

By: SUMMER DEVELOPEMNT, LLC,
an Illinois limited liability company, its
authorized agent

By: Scott Weitzman
Scott Weitzman, its Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Scott Weitzman, Manager of Summer Development, LLC, an Illinois limited liability company, as authorized agent of Logan Station, L.L.C., an Illinois limited liability company, by Summer Development, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as such Manager, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 11th day of January, 2007.
Teresa L. West
Notary Public

Official Seal
Teresa L. West
My commission expires 11/15/08

*This instrument prepared by McCormick Braun Friman, 217 N. Jefferson Street,
Chicago, IL 60661*

Upon Recording, Mail to:
JEFFREY S. EVANS
5701 N. Ashland, 305
Chicago, IL 60660.

Send Subsequent Tax Bills to:
CHRISTINA BRIGALVA
2522-24 N. W. 11th St
Chicago, IL 60647

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EXHIBIT A LEGAL DESCRIPTION

UNIT 1S IN 2522-24 N. WILLETS CONDOMINIUMS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0636322108, BEING A PORTION OF:

PARCEL 1:

LOTS 12 AND 13 IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-1S, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0636322108.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPERATION AND RECIPROCAL EASEMENT AND MAINTENCE AGREEMENT RECORDED AS DOCUMENT NUMBER 0636109079.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, 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 provisions of said Declaration were recited and stipulated at length herein.

The Tenant of Unit 1S has waived or has failed to exercise the right of first refusal.