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SPECIAL WARRANTY DEED

Mail to: Brown, Udell & Pomerantz, Ltd.
Glenn L Udell
1332 North Halsted Street
Chicago, Illinois 60622



Doc#: 0702526027 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2007 09:52 AM Pg: 1 of 3

1 of 2

THE GRANTOR, UA Group, LLC an Illinois limited liability company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member (s) of said company, conveys and warrants to,

Brash Revocable Trust
dated September 6th, 2006

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:
(See Attached)

Property Address: 1933-35 North Sawyer, Unit 2N, Illinois, subject to: general real estate taxes for the year 2006 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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 property set forth in the declaration, 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.

Dated: January 16, 2007.

UA Group, LLC, by Roman Popovych, Managing Member

State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that UA Group, LLC, by Roman Popovych, Managing Member, is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 16 day of JANUARY, 2007.

Notary Public

My commission expires: 05.04, 08.

Permanent Index Number: 13-35-405-015-0000
Grantees Address: 1933-35 North Sawyer, Unit 2N, Chicago, Illinois

Mail subsequent tax bills to: Brash, 1933-35 North Sawyer, Unit 2N, Chicago, Illinois
Prepared by: Kaufman & Associates - 566 West Lake Street, Suite 410, Chicago, Illinois 60661

END

ST5094334

BRACKIN

CTI

Box 334

3K9

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STREET ADDRESS: 1933-35 N. SAWYER UNIT 2N
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 13-35-405-015-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 2N IN THE 1933-35 N. SAWYER CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 19 AND LOT 20 (EXCEPT THE SOUTH 4.50 FEET IN BLOCK 1 IN WINKELMAN'S RESUBDIVISION OF BLOCKS 1 AND 12 OF E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701109000; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3 AND S-1, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0701109000.

STATE OF ILLINOIS
STATE TAX
JAN. 19.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000100119

REAL ESTATE TRANSFER TAX
00294.00
FP 102808

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
JAN. 19.07
REAL ESTATE TRANSFER TAX

000100435

REAL ESTATE TRANSFER TAX
00147.00
FP 102802

CITY OF CHICAGO
CITY TAX
JAN. 19.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000014261

REAL ESTATE TRANSFER TAX
02205.00
FP 102805

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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 PROEPRTY 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.

THE 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 SIPULATED AT LENGTH HEREIN.

THERE IS NOT RIGHT OF FIRST REFUSAL OF ANY TENANT.

Property of Cook County Clerk's Office