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Doc#: 0702931006 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/29/2007 09:31 AM Pg: 1 of 3

SPECIAL WARRANTY DEED Statutory Illinois

Above Space for Recorder's use only

THE GRANTOR **BOND/CG BUCKTOWN LLC**, an Illinois 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said company, GRANTS, BARGAINS, SELLS, REMISES, RELEASES AND CONVEYS to the GRANTEE(S), WILLIAM WALDRON AND NATALIE WALDRON, whose address is 4 Buttonwood Lane, Northbrook, IL 60062, not as Tenants in Common but as JOINT TENANTS, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as Tenants in Common but as Joint Tenants forever.

SUBJECT TO: Exceptions set forth on Exhibit "B" attached hereto and incorporated by this reference.

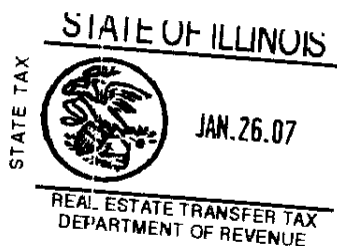
Permanent Real Estate Index Number: 14-31-422-004-0000; 14-31-422-007-0000;
14-31-422-008-0000; 14-31-422-031-0000.

Address of Property: 1735 N. Paulina, Unit # 410, Chicago, Illinois 60622

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision or revisions, remainder or 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 above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises, above described, with the appurtenances, unto the Grantee, forever. Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantees that it has not done, or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those exceptions set forth on Exhibit "B."



STATE TAX
0000100320
REAL ESTATE TRANSFER TAX
00323.00
FP 102808

Handwritten signature and initials

1001 NDAB5

BK

UND

CTI HC 0705153

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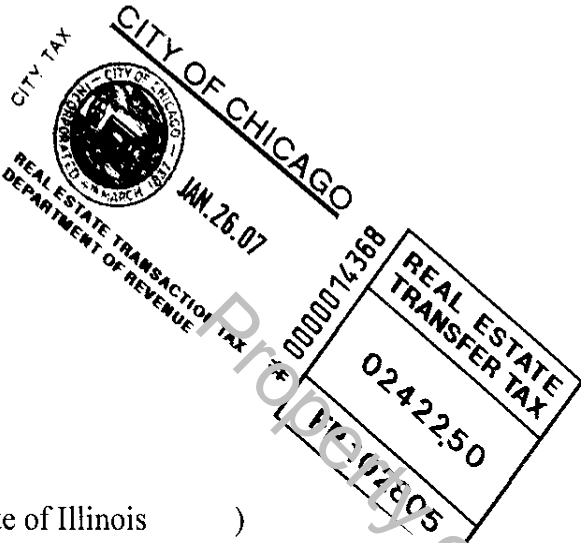
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this 11th day of December 2006.

BOND/CG BUCKTOWN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By: Bond Capital Investors, LLC, a California limited liability company, its Managing Member

By: Bond Investment Company, LLC, a California limited liability company, its Manager

By: [Signature]
Robert J. Bond, Manager

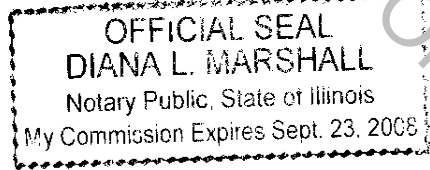


State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Robert J. Bond, personally known to me to be the Manager of BOND INVESTMENT COMPANY, LLC, a California 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 severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said company, as his 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 official seal this 11th day of December 2006.

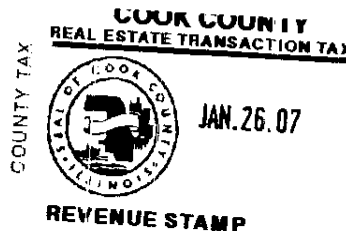
[Signature]
Diana L. Marshall
Notary Public



Prepared By:
Fuchs & Roselli, Ltd.
440 West Randolph Street, Suite 500
Chicago, Illinois 60606

Mail To:
Wm. Waldron
4 Buttonwood Lane
Northbrook, IL 60062

Mail Tax Bill to:



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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: UNIT 410 IN THE PAC LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS, PARTS OF LOTS AND PARTS OF VACATED ALLEYS IN DILLARDS RESUBDIVISION OF LOTS 70 TO 87, BOTH INCLUSIVE, AND LOTS 99 TO 116, BOTH INCLUSIVE IN KEENAN'S SUBDIVISION OF BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH NON-EXCLUSIVE EASEMENT DATED JULY 14, 1994 AND RECORDED NOVEMBER 30, 1994 AS DOCUMENT NUMBER 04007955 FOR (1) INGRESS AND EGRESS, (2) MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRICAL CONDUIT WIRING, AND (3) DRAINAGE OVER THE VACATED PUBLIC ALLEY DESCRIBED THEREIN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0629915153, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS

Property Address: 1735 N. PAULINA, UNIT# 410, Chicago, Illinois 60622

Permanent Real Estate Index Number: 14-31-422-004-0000; 14-31-422-007-0000;
14-31-422-003-0000; 14-31-422-031-0000.
(affects underlying land and other property)

Property of Cook County Clerk's Office