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Doc#: 0707440118 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/15/2007 12:42 PM Pg: 1 of 3

orders use only.

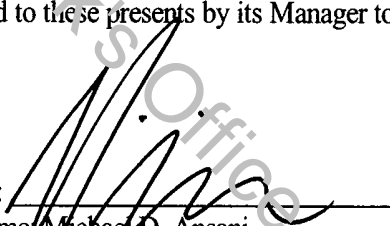
SPECIAL WARRANTY DEED

GRANTOR, Michael D. Ansani, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO David Chatburn, ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the property as a residential condominium; (5) reservation by the Grantor to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium, of the rights and easements set forth in the Declaration of Condominium, including any and all amendments and exhibits thereto; (6) provision of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming by, through, or under Grantee; (8) liens and other matters as to which the Title Insurer commits to insure Grantee against loss or damage; and (9) any and all leases and licenses, including those affecting the common elements.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager to be effective as of the 2nd day of March, 2007.

By: 
Name: Michael D. Ansani
Title: Owner

FIRST AMERICAN TITLE order #

591101
10/1

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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 Michael D. Ansani, the Owner of PU-18 1211 N. LaSalle Chicago, Illinois 60610, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 2nd day of March, 2007.

Margaret Kelly
Notary Public

This document was prepared by:

Jeffrey L. Brand
Attorney at Law
1200 N. Ashland
Suite 400
Chicago, Illinois 60622



Upon recording return this instrument to:

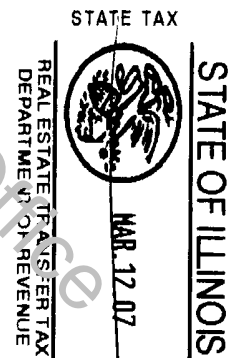
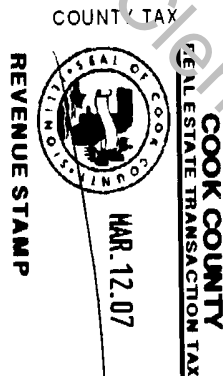
Alan J. Bernstein
108 LaSalle Suite 2104
Chicago, Illinois 60603
Attn: _____

Send subsequent tax bills to:

David Chatburn
1511 N. Ashland Unit 1502
Chicago, Illinois 60610

Permanent Tax Index Numbers:
17-04-222-021-0000 and 17-04-222-053-0000

Property Address:
1211 North LaSalle Street, Parking Unit 18
Chicago, Illinois 60610




0000039782

0000039584

FP 103028	0001500	REAL ESTATE TRANSFER TAX
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FP 103027	0003000	REAL ESTATE TRANSFER TAX
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CITY OF CHICAGO
CITY TAX

MAR. 12. 07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000010366

REAL ESTATE TRANSFER TAX
0022500
FP 102812

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LEGAL DESCRIPTION RIDER

Parking Unit 18, in LaSalle Towers Condominium Association as delineated on Plat of Survey of the following described tract of real estate (Parcel): Parts of Lots 1, 2, 3, 4, 5 And 6 in the Assessor's Division of Lots 41 and 42 and part of Lot 45 in Bronson's Addition to Chicago, in the northeast $\frac{1}{4}$ of section 4, township 39 north, range 14 east of the Third Principal Meridian, in Cook County, Illinois, which Plat of Survey is attached as Exhibit A to Declaration of Condominium recorded in the Recorder's Office of Cook County, Illinois, on November 29, 2005 as Document No. 05333512076, as amended from time to time, together with the undivided percentage ownership interest appurtenant thereto.

Grantor also hereby grants to Grantee(s) and his/her/their successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration, and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Warranty Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration were recited and stipulated at length herein.

The tenant of the Unit being conveyed waived his/her option to purchase the Unit.

Property of Cook County Clerk's Office