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0711542049

**SPECIAL
WARRANTY DEED
Statutory (Illinois)**

**Doc#: 0711542049 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/25/2007 09:51 AM Pg: 1 of 3**

SA 366855 182 new case new date 4/27

THE GRANTOR, WESTERN-SHAKESPEARE, 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, CONVEYS and WARRANTS to **ERIN R. SHANAHAN**, of 2828 N. Burling, Unit 2, Chicago, IL 60657 and **TIMOTHY J. SHANAHAN**, 2828 N. Burling, Unit 2, Chicago, IL 60657 (the "GRANTEE") not as joint tenants, but as tenants in common, the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

- * A SINGLE WOMAN
- * A MARRIED MAN

[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, including drainage system easement; (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 Western-Shakespeare Condominium Association (the "Declaration"); (viii) the Operating Agreement (as defined in Section 8 herein); (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments, which do not effect the use of the Unit as a residence; and (xi) acts of Purchaser.

Permanent Real Estate Index Numbers: 14-31-118-024-0000; 14-31-118-025-0000 and 14-31-118-026-0000

Address of Real Estate: 2352 W. Shakespeare, Unit 4A, Chicago, Illinois, 60647

Bot 334

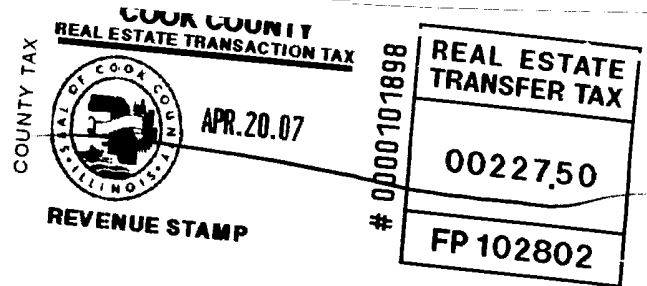
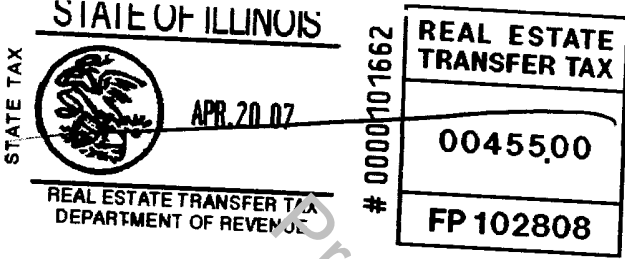
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Dated as of the 18th day of April 2007

WESTERN-SHAKESPEARE, LLC
an Illinois limited liability company

By: Maria Jolanta Whipple by [Signature]
Maria Jolanta Whipple, Manager *Attorney in fact*



STATE OF ILLINOIS)
COUNTY OF COCK)) SS.

I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that MARIA JOLANTA WHIPPLE, Manager of WESTERN-SHAKESPEARE, 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 she/he signed, sealed and delivered the said instrument as her/his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 18th day of April, 2007

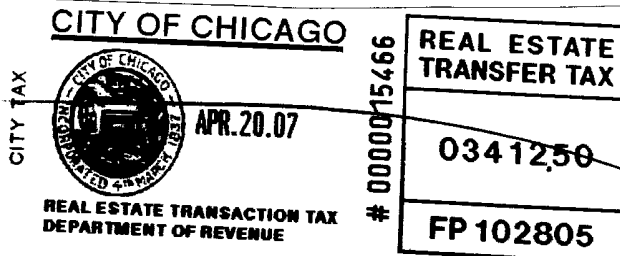
[Signature]
Notary Public

Commission expires: [Seal]
Official Seal
Teresa L. West
Notary Public of Illinois
My Commission Expires 11/7/2008

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

Upon Recording Mail to:
BARRY E. ZACHARY
4709 Boyd Rd #475
Skokie IL 60076

Send Subsequent Tax Bills to:
Erin Shanahan
2352 W. Shakespeare #4A
Chicago, IL 60647



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STREET ADDRESS: 2352 W SHAKESPEARE AVE UNIT 4A
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-31-118-024-0000

LEGAL DESCRIPTION:

PCL 1:

UNIT 4A IN WESTERN-SHAKESPEARE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 3 AND 4 (EXCEPT THAT PORTION OF SAID LOTS LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL TO WEST LINE OF SECTION 31 FOR THE WIDENING OF WESTERN AVENUE) IN EDWARD STEINBRECHER'S SUBDIVISION OF LOTS 13, 14, 15 AND 16 IN BLOCK 12 IN HOLSTEIN ; AND LOT 17 IN BLOCK 12 IN HOLSTEIN IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31 TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0708215192 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0708215192

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0708215191.

"Grantor also hereby grants Grantee, it's 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 of Condominium, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed 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 THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.