

UNOFFICIAL COPY

43804360(1)

SPECIAL WARRANTY DEED

GIT



Doc#: 0711557005 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/25/2007 08:20 AM Pg: 1 of 4

After Recording Mail To:

Preferred Realty I, LLC
655 W. Irving Park Road, Suite 208
Chicago, IL 60613

Mail Tax bills to:

Preferred Realty I, LLC
655 W. Irving Park Road, Suite 208
Chicago, IL 60613

This 27th day of March, 2007, Know All Men By These Presents **PARK PLACE TOWER I, LLC**, a Delaware limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to Grantor, by **PREFERRED REALTY I, LLC** (the "Grantee") whose address is 655 W. Irving Park Road, Suite 208, Chicago, IL 60613, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, the following described property situated in the City of Chicago, Cook County, State of Illinois to-wit:

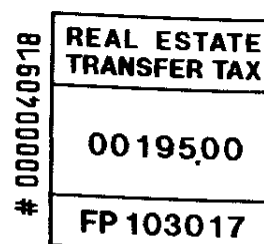
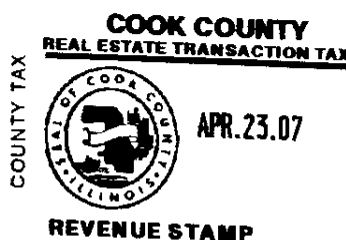
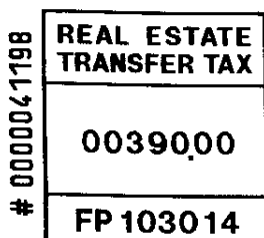
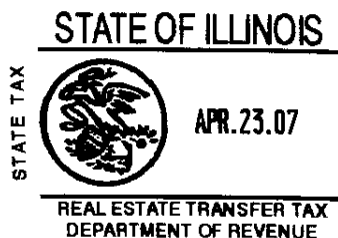
See Exhibit A

Commonly known as: Unit(s) B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-10, B-11, B-12, B-47, B-48, B-49, B-51, B-54, B-55, B-56, B-64, B-66, B-67, B-68, B-70, B-71, B-72, B-77, B-78, B-80, B-81, B-82, B-83, B-85, B-88, V-270, V-309, V-310, V-311, V-312, V-313, V-314, V-315, 655 West Irving Park Road, Chicago, Illinois 60613

Permanent index numbers: See Legal Description

Grantor also hereby grants to Grantee and Grantee's personal representatives, successors and assigns, as rights and easements appurtenant to the Property, the rights and easements for the benefit of the Property set forth in the Declaration and Grantor reserves to itself its successors and or assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium 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, restrictions, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provision of said Declaration were recited and stipulated at length.



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Either (a) no tenant had a right of first refusal to purchase the unit(s) on the date on which the Grantor gave the notice required by Section 30 of the Illinois Condominium Property Act (the "Act"); (b) at the date on which the Grantor gave the notice required by Section 30 of the Act, the Unit was occupied and the tenant thereof failed to exercise or waived its first right and option to purchase the Unit, all as provided in the Act or (c) the Grantee was a tenant of the Unit prior to the conversion of the Property to Condominium.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER and the Grantor hereby does bind itself; its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof; by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

PARK PLACE TOWER I, LLC,
a Delaware limited liability company

By: Park Place Tower Holdings I, LLC,
a Delaware limited liability company,
Sole Member

By: [Signature]
Its duly authorized agent

CITY OF CHICAGO



APR. 23.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001373

REAL ESTATE TRANSFER TAX
02925.00
FP 103018

STATE OF ILLINOIS §
COUNTY OF COOK §

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Valerie L. Hedge, personally known to me to be the duly authorized agent of Park Place Tower I, LLC, a Delaware 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 he as such duly authorized representative signed and delivered the said instrument 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 27th day of March, 2007.

OFFICIAL SEAL
Anthony S. Chiong
Notary Public, State Of Illinois
My Commission Expires 9-26-2007

[Signature]
Notary Public

Prepared by: Valerie L. Hedge, Esq., 655 W. Irving Park Road, Chicago, Illinois 60613.

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Exhibit A

Legal Description

Parcel 1: Unit(s) B-2, B-3, B-4, B-5, B-6, B-7, B-8, B-10, B-11, B-12, B-47, B-48, B-49, B-51, B-54, B-55, B-56, B-64, B-66, B-67, B-68, B-70, B-71, B-72, B-77, B-78, B-80, B-81, B-82, B-83, B-85, B-88, V-270, V-309, V-310, V-311, V-312, V-313, V-314, V-315 together with its undivided percentage interest in the common elements in Park Place Tower I Condominium as delineated and defined in the Declaration recorded as document number 0011020878, as amended from time to time, in the Northwest $\frac{1}{4}$ of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent index numbers: Part of 14-21-101-054-

1483	1528	1549	1566
1484	1529	1551	1569
1485	1530	1552	2070
1486	1532	1553	2109
1487	1535	1558	2110
1488	1536	1559	2111
1489	1537	1561	2112
1491	1545	1562	2113
1492	1547	1563	2114
1493	1548	1564	2115

Parking Units located at 655 West Irving Park Road, Chicago, Illinois 60613

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Exhibit B

Permitted Exceptions

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) the Act;
- (3) the Declaration and Master Declaration, the same as though the provisions of the Declaration and Master Declaration were recited and stipulated at length;
- (4) applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (5) leases and licenses affecting the Common Elements;
- (6) matters of record and survey matters as of the date of acceptance by Seller, as disclosed in the Property Report;
- (7) matters over which the title insurer is willing to insure;
- (8) rights of current tenants under the lease dated: none
- (9) and acts done or suffered by Grantee;
- (10) easements for public utilities and drainage, ingress and egress as contained in the document recorded as nos. 20499014; 20816906, 20890328, 20820211, 21057218, 21057219 and 98187832 (affects common elements).
- (11) Covenants, conditions and restrictions contained in Documents recorded as Document Number 2161210 (affects underlying land); and
- (12) Covenants, conditions and restrictions contained in Documents recorded as Document Number 2599439, 2862964, and 19965338 (affects underlying land).
- (13) The Units may not be of the size depicted on the plat of survey attached to the Declaration.