



SPECIAL WARRANTY DEED

Doc#: 0713041084 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/10/2007 02:56 PM Pg: 1 of 3

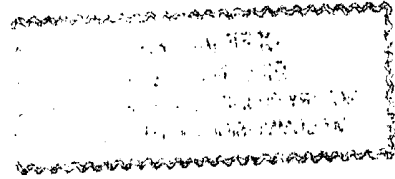
①

THIS INDENTURE, made this 9 day of May, 2007, between 1300 North State Parkway, L.L.C., created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, party of the first part, and Allen G. TenBroek ~~and Geneva A. TenBroek, husband and wife, as Tenants by The Entirety~~ of 321 Sunset Drive, #5, Fort Lauderdale, Florida 33301, party of the second part, and WITNESSETH that the party of the first part, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt of which is hereby acknowledged and pursuant to authority of the party of the first part, by these presents does REMISE, RELEASE, AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A Attached

Permanent Index Numbers: 17-04-218-050-1019

Address of Real Estate: 1300 North State Parkway  
Unit 601  
Chicago, Illinois 60610



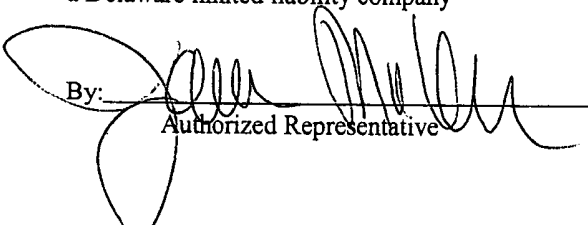
Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right title, interest, claim or demand whatsoever of the party of the first part, either in law or equality of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, that is has not done or suffered to be done, anything whereby and the said 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 only to the matters set forth on the reverse side hereof:

IN WITNESS WHEREOF, said party of the first part has caused its same to be signed to these presents by its authorized representative as of the date set forth above.

1300 North State Parkway, L.L.C.,  
a Delaware limited liability company

By:   
Authorized Representative

M.G.R. TITLE

# UNOFFICIAL COPY

State of Illinois, County of Cook ss.


I understand, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James McKeivitt, Authorized Representative of 1300 North State Parkway, L.L.C., 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 said instrument as his free and voluntary act, and as the free and voluntary act of 1300 North State Parkway, L.L.C., for the uses and purposes therein set forth.


Given under my hand and official seal, this 9 day of May, 2007.


E. C. Loh  
Notary Public

My commission expires on \_\_\_\_\_



City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
506890  \$12,701.25  
05/10/2007 10:08 Batch 07223 36

STATE OF ILLINOIS  
STATE TAX  MAY 10 07  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 000001527  
REAL ESTATE TRANSFER TAX  
0169350  
FP 103037

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX  MAY 10 07  
REVENUE STAMP  
# 000003836  
REAL ESTATE TRANSFER TAX  
0084675  
FP 103042

**UNOFFICIAL COPY****EXHIBIT A  
LEGAL DESCRIPTION****PARCEL 1:**

UNIT 601 IN THE AMBASSADOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5, 6 AND 7 IN THE SUBDIVISION OF LOT 5 AND OF SUBLOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0511618089, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EXCLUSIVE RIGHT TO USE PARKING SPACE P-51 AND STORAGE SPACE S-34, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0511618089.

"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 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, 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."

Subject only the following matters: : (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The Ambassador Homeowners Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; (10) title exceptions pertaining to liens and encumbrances of a definite or ascertainable amount which may be removed by payment of money at Closing; (11) leases, licenses and management agreements, if any, affecting the Property; (12) Buyer's mortgage, if any; and (13) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage. Provided that none of the title exceptions set forth in this paragraph shall interfere with Purchaser's use and enjoyment of the Premises as a residential condominium.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 17-04-218-050-1019

Address of Real Estate: 1300 North State Parkway, Unit 601, Chicago, Illinois 60610

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

**UPON RECORDING MAIL TO**

Robert Guzaldo, Esq.  
6650 N. Northwest Highway  
Suite 300  
Chicago, Illinois 60650

**SEND SUBSEQUENT TAX BILLS TO:**

Allen and Gwen TenBroek  
~~1300 North State Parkway~~  
~~Unit 601~~  
~~Chicago, Illinois 60610~~  
321 Sunset Dr, #5  
Ft. Lauderdale, FL 33301