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SPECIAL WARRANTY DEED

After Recording, Mail to:

Dia M. Morgan Roger B. Derstine Chartered 105 W. Madison St., Suite 1600 Chicago, IL 60602 3/41448450

Doc#: 0714144045 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.0 Cook County Recorder of Deeds Date: 05/21/2007 12:13 PM Pg: 1 of 3

This space is for RECORDER'S USE ONLY

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THIS DEED AND CONVEYANCE is made as of May 15, 2007 between 5838 N. Glenwood, LLC, an Illinois limited liability company ("Grantor"), having an address of 4010 Greenacre, Northbrook, Il. 60062 and ANN CHIUMINO AND EVAN T. KNOTT, ("Grantee"), having an address of 4817 N. Oakley Ave., Apt. 2, Chicago, IL 60625.

WITNESSETH, that Granton for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantee, and to its respective successors and assigns, FOREVER/all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

**Anotom To int tenants, not as tenants in Common

Parcel 1: UNIT #1-S IN THE 5838-40 N. GLENWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOTS 3 AND 4 IN THE SUBDIVISION OF THE SOUTH 5 CHAIMS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE PORTION LYING WEST OF RIDGE AVENUE) IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 8, 2006 AS DOCUMENT NO. 0631215083.

Parcel 2: PERPETUAL AND EXCLUSIVE EASEMENTS IN AND TO PARKING SPACE P-3 AND STORAGE SPACE S-3, AS LIMITED COMMON ELEMENTS SET FORTH AND DEPICTED IN SAID DECLARATION OF CONDOMINIUM AND DEPICTED ON THE PLAT OF SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS;

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 8, 2006 AS DOCUMENT NUMBER 0631215063 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-05-312-015-0000 (undivided and underlying)

Address of Property: 5838 N. Glenwood, Chicago, IL 60660

Grantor also grants to 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 aforesaid, and Grantor reserves to itself, its successors and

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assigns, the rights and easements for the benefit of said Property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration or any Amended 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.

This Deed is subject to: (1) general real estate taxes for 2007 and subsequent years; (2) the Condominium Act and the Condominium Declaration including all amendments and exhibits thereto; (3) applicable zoning and building laws and other ordinances of record; (4) encroachments, if any; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) leases and licenses affecting the Common Elements; (8) covenants, conditions, restrictions, easements and agreements of record; and (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.

The Unit is vacant and there is no right of first refusal. GRANTOR HEREBY CERTIFIES THAT THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Special Warranty Deed to the signed and delivered as of the day and year first above written.

		5838 N. Glenwood, LLC, an Illinois Limited Liability Company
		Title: Manager
State of Illinois)	
County of Cook) ss.)	
is subscribed to acknowledged that	the foregoir at he signed,	Notary Public in and for said County, in the State aforesaid, DO Grois, personally known to me to be the same person whose name ng instrument, appeared before me this day in person, and sealed and delivered the said instrument as his own free and 338 N. Glenwood, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this

MUH. FIND

LAWRENCE A. GUZIK

OTARY PUBLIC STATE OF ILLINOIS

OF COMPRISE OF ILLINOIS

My Commission Expires 02/10/2008

This document prepared by:

Lawrence A. Guzik, Esq.

Attorney at Law

330 E. Main St., Suite 215

Barrington, IL 60010

Send Subsequent tax bills to:

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