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Doc#: 0715133136 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/31/2007 11:27 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Mail to: Tarr & Associates
203 North LaSalle Street
Suite 2100
Chicago, Illinois 60601

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ABUMENT
CTI

THE GRANTOR, 2702 W. Chicago, Inc., an Illinois corporation, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as the sole shareholder (s) of said corporation, conveys and warrants to

D. RK
K. JK
Roy Koppelman & Jamie Koppelman,
husband and wife, as Tenants by the Entirety

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

(See Attached)

Property Address: 2706 W. Chicago Avenue, Unit 4, Illinois, subject to: general real estate taxes for the year 2006 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois

Grantor also hereby grants to the grantee, its successors and assigns, all 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 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.

Dated: 5. 23, 2007. *2H*

[Signature]
2702 W. Chicago, Inc. President, Eugene Bereza

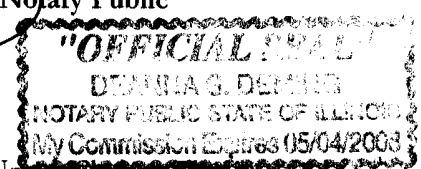
State of Illinois, County of Cook, SS. I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Eugene Bereza, President of 2702 W. Chicago, Inc., is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 23 day of May, 2007.

My commission expires: 05.04 08

Permanent Index Number: 16-01-425-047-0000
Grantees Address: 2706 W. Chicago Avenue, Unit 4, Chicago, Illinois
Mail subsequent tax bills to: **Roy & Jamie Koppelman**, 2706 W. Chicago Avenue, Unit 4, Chicago, Illinois
Prepared by: Kaufman & Ryan - 566 West Lake Street, Suite 410, Chicago, Illinois 60661

[Signature]
Notary Public



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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5095915 VNC
STREET ADDRESS: 2706 W. CHICAGO AVE. UNIT 4
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 16-01-425-047-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 4 IN THE CONDOMINIUM AS 2706 W. CHICAGO CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 20 IN BLOCK 4 IN TAYLOR AND CANDA'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0709522033; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:


THE (EXCLUSIVE) RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION ABOVE SAID RECORDED AS DOCUMENT NUMBER 0709522033.

PARCEL 3:


PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS, EGRESS, USE, SUPPORT AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RECIPROCAL EASEMENTS, RECORDED AS DOCUMENT NUMBER 0709522032.

CITY OF CHICAGO
 CITY TAX

 MAY.24.07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000016056
REAL ESTATE TRANSFER TAX
 02857.50
 FP 102805

COOK COUNTY
 COUNTY TAX
REAL ESTATE TRANSACTION TAX

 MAY.24.07
 REVENUE STAMP

0000102601
REAL ESTATE TRANSFER TAX
 00190.50
 FP 102802

STATE OF ILLINOIS
 STATE TAX

 MAY.24.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000102369
REAL ESTATE TRANSFER TAX
 00381.00
 FP 102808