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UNOFFICIAL COPY

SPECIAL WARRANTY DEED

2073975 tmn lbf

MERCURY TITLE COMPANY, L.L.C.

THIS INDENTURE, made this 18 day of June, 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 Bruce R. Passen, a single person, of 5 Revere Drive, #510, Northbrook, Illinois 60062, party of the second party, 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 party, 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: 17-04-218-050-1011

Address of Real Estate: 1300 North State Parkway
Unit 401
Chicago, Illinois 60610



Doc#: 0717740091 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/26/2007 11:17 AM Pg: 1 of 3

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 it 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: John R. Keel
Authorized Representative

MGR

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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 McKevitt, 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 18 day of June, 2007.

C. e. Lally

Notary Public

My commission expires on 9/13/09



City of Chicago
Dept. of Revenue
515766
06.25/2007 11:19 Batch 07253 77
Real Estate Transfer Stamp
\$11,711.25



COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. 25. 07
COUNTY TAX
REVENUE STAMP



REAL ESTATE TRANSFER TAX
00780.75
FP 103042
0000026604

STATE OF ILLINOIS



JUN. 25. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000014298

REAL ESTATE TRANSFER TAX

01561.50

FP 103037

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

UNIT 401 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-29 AND STORAGE SPACE S-26, 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: 17-04-218-050-1011

Address of Real Estate: 1300 North State Parkway, Unit 401, Chicago, Illinois 60610

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

UPON RECORDING MAIL TO

**Emily I. Jansen, Esq.
3100 Dundee Road
Suite 402
Northbrook, Illinois 60062**

SEND SUBSEQUENT TAX BILLS TO:

**Bruce R. Passen
1300 North State Parkway
Unit 401
Chicago, Illinois 60610**