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SPECIAL WARRANTY DEED



Doc#: 0717901011 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/28/2007 06:50 AM Pg: 1 of 5

The Talon Group# 1650991 / of 2 78

This Indenture, made this 1st day of June, 2007, between Sheridan Place in Uptown, L.P., an Illinois limited partnership, 4701 N. Sheridan Road, Chicago, Illinois 60640, party of the first part, and Cody M. Begdorian and Jessica E. Brunt, as joint tenants and not as tenants in common, party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by the party of the second part, the receipt of which is hereby acknowledged by these presents does REMISE, RELEASE, ALIENATE and CONVEY unto the party of the second part, as joint tenants and not as tenants in common, FOREVER, all of the following described real estate situated in the County of Cook, in the State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way 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 at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as described above, 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 its successors that it has not done or suffered to be done, anything whereby 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 said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the "Permitted Exceptions" as set forth in Exhibit B attached hereto and made a part hereof.


[Rest of page is intentionally left black. Signature and notary are on the next page]

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STATE TAX

STATE OF ILLINOIS



JUN. 25. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000043522

REAL ESTATE TRANSFER TAX
00255.50
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUN. 25. 07


REVENUE STAMP

0000043720

REAL ESTATE TRANSFER TAX
00127.75
FP 103028

CITY TAX

CITY OF CHICAGO



JUN. 25. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012563

REAL ESTATE TRANSFER TAX
01916.25
FP 102812

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its duly authorized Manager, the day and year first above written.

Sheridan Place in Uptown, L.P.,
an Illinois limited partnership

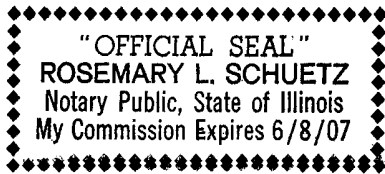
By: Leshar, L.L.C.,
an Illinois limited liability company,
its General Partner

By: *Karen L. Potter*
Karen L. Potter, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, ROSEMARY L. SCHUETZ, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Karen L. Potter, as Manager of Leshar, L.L.C, an Illinois limited liability company, the General Partner of Sheridan Place in Uptown, L.P., an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that, as such Manager, she signed and delivered the said instrument, as her free and voluntary act, and as the free and voluntary act and deed of said company on behalf of said partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 4th day of JUNE, 2007.



Rosemary L. Schuetz
Notary Public
My Commission expires: 06-08-07

This instrument was prepared by:

Anthony L. Frink
Holland & Knight LLP
131 South Dearborn Street, 30th Floor
Chicago, Illinois 60603

Record and Mail to:

JASON COOK
BUSH, SETHNA + COOK
1900 SPRING ROAD, #503
OAK BROOK, IL 60523

Send Subsequent Tax Bills to:

CODY BENDORIAN
JESSICA BRUNT
1416 N. CAMPBELL, UNIT 3
CHICAGO, IL 60622

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EXHIBIT A

PARCEL 1:

UNIT 305 AND PARKING SPACE UNIT P-43 IN SHERIDAN PLACE IN UPTOWN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THOSE PARTS OF LOTS 20 AND 21 (TAKEN AS A TRACT) IN JOSEPH A.W. REES' SUBDIVISION OF THE SOUTH 10 RODS OF THE NORTH 40 RODS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; THAT PART LYING BELOW AN ELEVATION OF 17.02 FEET (CCD) DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, 31.11 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 53.33 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST 7.99 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 27.17 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 43 SECONDS EAST, 3.18 FEET; THENCE NORTH 0 DEGREES 44 MINUTES 17 SECONDS WEST, 35.80 FEET; THENCE SOUTH 89 DEGREES 15 SECONDS 43 MINUTES WEST, 12.33 FEET; THENCE SOUTH 0 DEGREES 44 MINUTES 17 SECONDS EAST, 11.93 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 43 SECONDS WEST, 13.79 FEET; THENCE SOUTH 0 DEGREES 38 MINUTES 21 SECONDS EAST, 104.37 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR SHERIDAN PLACE IN UPTOWN CONDOMINIUM RECORDED AS DOCUMENT NO. 0715515066, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NO. 0715515065, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO THE PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT(S) DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT(S) SET FORTH IN SAID DECLARATION OF CONDOMINIUM; AND THE PARTY OF THE FIRST PART 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.

PIN: 14-17-206-054-0000

ADDRESS: 950 West Leland, Chicago, IL 60640

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EXHIBIT B

The exceptions contained in the title policy issued to and accepted by party of the second part contemporaneously with the execution and recordation of this deed and insuring party of the second part's interest in the described real estate.

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