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Doc#: 0719705079 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/16/2007 11:27 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED
BY: Elka Nelson
Elka Geller Nelson & Associates, LLC
20 N. Clark, Suite 550
Chicago, Illinois 60602

SEE PAGE 3 FOR MAIL TO
INFORMATION

Ticor Title Insurance

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This indenture, made this 25th day of June, 2007, between APC Development, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and Matthew Miller and Constance Miller, husband and wife, of 4946 N. Hoyne Chicago, IL, not as tenants in common, nor as joint tenants but as tenants by the entirety, Grantee, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto (the "Unit").

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, 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 Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes and installments of special assessments not yet due and payable;
- (b) the Illinois Condominium Property Act;
- (c) the Declaration, including all Exhibits thereto, as amended from time to time;

BOX 15

TICOR TITLE 599600 1003

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- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee.

Permanent Real Estate Index Number(s): 14-07-314-019-000 /

Address(es) of real estate: Unit B2, ^{4901 N Leavitt} ~~2150 W. Ainslie~~, Chicago, IL 60625 /

Grantor also hereby 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF, ALL IN COOK COUNTY, ILLINOIS.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its member the day and year first above written.

APC Development, an Illinois limited liability company,

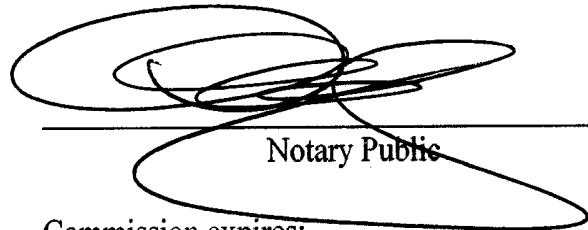
By: *Robert T. Buffington*
Its: Member

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, Dawn Stanley, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert T. Buffington 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 he/she signed and delivered the foregoing instrument pursuant to authority, given by APC Development, LLC for the uses and purposes therein set forth.

Given under my hand and official seal this 26 day of June, 2008.



 Notary Public
 Commission expires: _____



MAIL TO:

David Koch

1304 S. 57th Ave

Cicero IL 60804

SEND SUBSEQUENT TAX BILLS TO:

Constance Miller

 (NAME)
4901 N. Leavitt

 (ADDRESS)
Chicago IL 60625

 (CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. _____

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EXHIBIT A

PARCEL 1:


UNIT B2 IN THE 2150 AINSLIE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOTS 118 AND 119 AND THE SOUTH 11 FEET OF LOT 120 IN ROADS SUBDIVISION OF PART OF MARBACH AND OTHER'S SUBDIVISION IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE 2150 AINSLIE CONDOMINIUM RECORDED May 9, 2007, AS DOCUMENT NO. 0712922071 ("DECLARATION"); TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 2150 W. Ainslie, Chicago, IL

PIN 14-07-314-0195-0000

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 0000004764	REAL ESTATE TRANSFER TAX
	JUL. 10. 07		0221250
			FP 102803

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000039608	REAL ESTATE TRANSFER TAX
	JUL. 10. 07		00295.00
			FP 102809

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000089473	REAL ESTATE TRANSFER TAX
	JUL. 10. 07		00147.50
			FP326707