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Prepared by:

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Chicago IL 60601



Doc#: 0720033234 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/19/2007 01:49 PM Pg: 1 of 3

Mail To:

Vladislava Kutseyko
4170 N. Marine Drive
Suite 6L
Chicago, IL 60613

Recorder's use only

SPECIAL WARRANTY DEED

This Indenture is made as of the 17th day of July, 2007, between GARLAND CONDOMINIUM, LLC, an Illinois limited liability company ("Grantor"), whose address is c/o L.J. Sheridan & Co., 111 North Wabash Avenue, Suite 818, Chicago, Illinois 60602, and VLADISLAVA KUTSEYKO ("Grantee") whose address is 4170 North Marine Drive, Suite 6L, Chicago, IL 60613:

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY, with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois to wit:

UNIT NO. 1317 IN THE GARLAND OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 7 AND 8 IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO, IN FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0614218032, AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PIN#s 17-10-309-009-0000 (underlying)
17-10-309-016-1085 (Unit 1317)

Commonly known as: Unit No. 1317, 111 North Wabash Avenue, Chicago, Illinois 60602

The Tenant of Unit 1317 has waived or has failed to exercise the right of first refusal.

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 the property set forth in the Declaration of Condominium, 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.

Box 400-CTCC

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This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, 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;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever. And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that Grantor 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 FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, said Grantor has signed these presents as of the day and year first above written.

GARLAND CONDOMINIUM, LLC, an
Illinois limited liability company
By: FIC Development Group, LLC,
a Delaware limited liability company,
its managing member

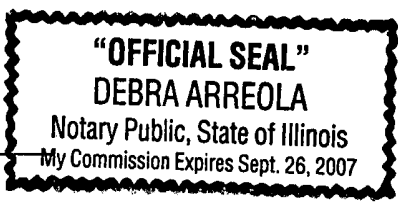
By: *Timothy P. Farrell*
Timothy P. Farrell, President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Timothy P. Farrell, as President of FIC Development Group, LLC, being the managing member of Garland Condominium, LLC, and 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 as such President, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of July, 2007.

Debra Arreola
Notary Public




Mail Tax Bills To: ~~Vlada~~ Kutseyko, 111 N. Wabash Ave., Unit 1317, Chicago, IL 60602
Vladislava


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EXHIBIT A

PERMITTED ENCUMBRANCES

1. General and special real estate taxes and assessments not due and payable at the time of Closing;
2. The Condominium Declaration, including all amendments and exhibits thereto, and all Condominium Documents;
3. The Act;
4. Easements, Building and Building line restrictions of record, applicable Building and zoning laws and ordinances;
5. Rights, agreements, covenants, conditions and restrictions of record;
6. Acts done or suffered by or judgments against Grantee or anyone claiming by, through or under Grantee;
7. Grantee's mortgage, if any, and related documents;
8. Leases or licenses affecting the Common Elements;
9. Liens and other matters of title over which the Title Insurer is willing to insure without cost to Grantor or Grantee;
10. That certain Easement Agreement between Garland Office LLC, an Illinois limited liability company, and The Heritage at Millennium Park, LLC, a Delaware limited liability company, dated October 25, 2002 and recorded on November 27, 2002 as Document No. 0021314742; and
11. Any and all other matters of public record affecting the Condominium Property.

STATE TAX  JUL. 18.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000008030	REAL ESTATE TRANSFER TAX
	# 000008030	0014250
	# 000008030	FP 103024

COUNTY TAX  JUL. 18.07 COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 000006080	REAL ESTATE TRANSFER TAX
	# 000006080	0007125
	# 000006080	FP 103022

CITY TAX  JUL. 18.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000005437	REAL ESTATE TRANSFER TAX
	# 000005437	0106875
	# 000005437	FP 103023