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PREPARED BY:

Codilis & Associates, P.C. 15W030 N. Frontage Rd. Burr Ridge, IL 60527

MAIL TAX BILL TO:

Eric Stevens

1812 S. Deurborn #30

Chicago, IL 60616



Doc#: 0723505088 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 08/23/2007 11:55 AM Pg: 1 of 2

MAIL RECORDED DEED TO: Lindsay C. Mosher
3001 - Henry H. 60616 Thanks III 60614

SPECIAL WARRANTY DEED

THE GRANTOR, National City Real Estate Services, LLC, a corporation organized and existing under the laws of the State of, for and in consideration of Ten Dellers (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS Eric Stevens, Erin Stevens and Rex Johnston, AS JOINT LENGTHS all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT NUMBER 1006-3001 IN SOUTH COMM)NS PHASE 1 CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF BLOCKS 92 AND 95 AND OF VAC AT 3D EAST 29TH STREET NORTH OF SAID BLOCK 92 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 50.0 FEET WEST OF THE NORTHWEST CORNER OF LOT 3 IN HARLOW N. HIGINBOTHAM'S SUBDIVISION OF PARTS OF LOTS 21, 22 AND 23 IN THE ASSESSOR'S DIVISION OF THE NORTH 173.7 FEET OF THE EAST 1/2 OF BLOCK 92 AFORESAID (SAID POINT BEING 8.0 FEET NORTH OF A LINE "X" DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF 3/4 OF THE WEST 1/2 OF BLOCK 92 AFORESAID 10 THE NORTHWEST CORNER OF JOHN LONERGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 AFORESAID; THENCE WEST ALONG A LINE 8.0 FEET NORTH OF AND PARALLEL WITH SAID LINE "Y,", A DISTANCE OF 17.33 FEET; THENCE WEST ALONG A LINE 9.33 FEET SOUTH OF AND PARALLEL WITH SAID LINE "X", 184.69 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 1, 60.0 FEET EAST OF THE NORTHWEST CORNER THEREOF IN JOHN LONERGAN'S SUBDIVISION AFORESAID, TO A POINT ON THE SOUTH LINE OF LOT 8, 60.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF, IN COUNTY CLERK'S DIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 95 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 833.18 FEET MORE OR LESS TO THE POINT IN INTER SECTION WITH THE SOUTH LINE OF SAID BLOCK 95 TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE; THENCE NORTH ALONG THE LAST DESCRIBED PARAVAEL LINE A DISTANCE OF 850.27 FEET MORE OR LESS TO THE PLACE OF BEGINNING, TOGETHER WITH THAT PART OF BLOCK 98 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, PANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID BLOCK 98 WITH THE NORTHERLY EXTENSION OF A LINE 50.0 FEET WEST OF AND $oldsymbol{\ell}$ PARALLEL WITH THE WEST LINE OF LOTS 9 TO 16 BOTH INCLUSIVE IN THOMAS' SUBDIVISION OF THE EAST 1/2 OF SAID BLOCK 98; THENCE SOUTH ALONG SAID PARALLEL LINE TO THE EASTERLY EXTENSION OF A LINE 34.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOTS 41 AND 60 TO 63 IN THOMAS AND BOONE'S SUBDIVISION OF BLOCK 98 AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 60.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LOTS 63 TO 78 BOTH INCLUSIVE IN THOMAS AND BOONE'S SUBDIVISION AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE AND ITS NORTHERLY EXTENSION TO A POINT ON THE NORTH LINE OF SAID BLOCK 98 AFORESAID; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 14, 1999 AS DOCUMENT NUMBER 99043982, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

0723505088D Page: 2 of 2

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Special Warranty Déed - Continued UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

17-27-310-093-1550

3001 S. Michigan Avenue, Unit 1006, Chicago, IL 60616

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

and drain tile, pipe or other conduit and all other matters of record	d affecting the property.
Dated this 3rd Day of July 20 07	<u>, </u>
	National City Real Estate Services, LLC fka National City Mortgage Inc.
90	By Michaell Fenge
STATE OF OHIO) SS.	MICHAEL D. FERCUSON MORICAGE OFFICER
COUNTY OF MONICOMERY	
MICHAFI, D. FFRCISON, perso ally known to	said County, in the State aforesaid, do hereby certify that me to be the same person(s) whose name(s) is/are subscribed to the lacknowledged that he/she/they signed, sealed and delivered the said d purposes therein set forth.
Given under my hand and no	Notary Public My commission expires:
Section 4, of the Real Estate Transfer Act Agent. Ag	
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	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
COOK COUNTY REAL ESTATE TRANSFER TAX	STATE OF ILLINOIS TRANSFER TAX O0066.00
AUG. 10.07 B 00033,00	REAL ESTATE TRANSFERTAX # FP326652
REVENUE STAMP # FP326665	
	CITY OF CHICAGO F REAL ESTATE TRANSFER TAX
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ATG FORM 4079 © ATG (REV.) Prepared by A	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE ATO MOSOURCE FOR USE IN: ALL STATES