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Doc#: 0724822066 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 09/05/2007 01:31 PM Pg: 1 of 4

After recording, mail to:

John H. Cummins, Esq. Attorney at Law 415 N. LaSalle St., Suite 606 Chicago, IL 60610-4509

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COT 07/1858

SPECIAL WARRANTY DEED

THIS INDENTURE, is made as of August 27, 2007 between 740 W. Addison, LLC, an Illinois limited liability corumny ("Grantor"), having an address of 724 N. Broadway, Park Ridge, IL 60068 and Stephanie Matko, having an address of 10 Hardwick Ct., Sugar Grove, IL 60554 (referred to herein as "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby CONVEY AND WARRANT unto Craptees, and to their respective heirs, legal representatives, successors and assigns, FOREVEC, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

Unit: 744-3-E (the "Unit") and its undivided percentage (whership interest in the following described real estate:

Parcel 1

The West 25 feet of Lot 14 in Subdivision of Block 9 in Hundley's Subjection of Lots 3 to 21 and Lots 33 to 37 in Pine Grove, being a part of the West 1/2 of Section 21, Township 40 North Range 14, East of the Third Principal Meridian, in Gook County, Illinois;

Parcel 2:

The East 85 feet of Lots 1, 2, and 3 in Subdivision of Lots 15, 16 and 17 of Block 9 of Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37 in Pine Grove, being a part of the West 1/2 Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

Commonly known as: 740-50 W. Addison, Unit: 740-2-N, Chicago, IL 60613 Permanent Tax Number: 14-21-107-010-1018

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together with a percentage of the Common Elements appurtenant to the Unit as set forth in the Declaration of Condominium dated as of June 28, 2005 (the "Declaration") recorded July 15, 2005 as document 0519632057, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as they are filed of record pursuant to the Declaration, and together with additional Common Elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

Granter also grants to Grantee, its successors and assigns, as rights and easements appurtenant of the above described real estate, the rights and easements for the benefit of said Property set forth in the Declaration aforesaid, and Grantor reserves to itself, its successors and assigns 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 or any Amended Declaration for the benefit of the remaining Property described therein.

Subject to: (1) general real estate taxes for 2007 and subsequent years; (2) Intentionally Deleted; (3) the Condominium Act and the Condominium Declaration including all amendments and exhibits thereto; (4) applicable zoning and building laws and other ordinances of record; (5) encroachments, if any; (6) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (7) utility easements, if any, whether recorded or unrecorded; (8) leases and licenses affecting the Common Elements; (9) covenants, conditions, restrictions, easements and agreements of record; and (10) liens and other matters of title over which the fitle Insurer is willing to insure without cost to Purchaser.

The Unit is vacant and there was no right of first refusal to any tenant purchase the Unit.

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Warranty Deed to the signed and delivered as of the day and year first above written.

740 W. Addison, LLC, an Illinois limited liability company

By: Ruben Ybarra, Manage

State of Illinois) ss County of Cook)

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ruben Ybarra, 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 the said instrument as [his own free and voluntary act as Manager of 740 W. Addison, LLC for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27 day of August, 2007.

LAWRENCE A. GUZIK
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Engines 02/10/2008
Notary Public

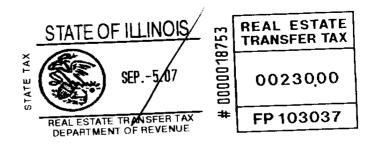
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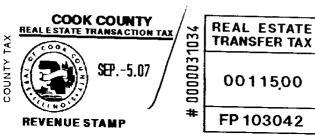
Lawrence A. Guzik Esq. Attorney at Law 330 E. Main St., Suite 215 Barrington, IL 60010 City of Chicago Real Estate

Dept. of Revenue

528300

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Legal Description
of premises commonly known as 740 W. Addison, Unit 3-E, Chicago, IL 60613

UNIT NUMBER 744 3-E IN THE 740-50 W. ADDISON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PARCEL 1: THE WEST 25 FEET OF LOT 154 IN SUBDIVISION OF BLOCK 9 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND LOTS 33 TO 37 IN PINE GROVE, BEING A PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 85 FEET OF LOTS 1, 2, AND 3 IN SUBDIVISION OF LOTS 15, 16, AND 17 OF BLOCK 9 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND LOTS 33 TO 37 IN PINE GROVE, BEING A PART OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLING'S.

TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM DATED JUNE 28, 2005, AND RECORDED JULY 11, 2005 AS DOCUMENT 0519632057AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS THEY ARE FILED OF RECORD PURSUANT TO THE DECLAKATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ALE FLELD OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH County Clark's Office CONVEYED HEREBY.

PERMANENT TAX NUMBER: 14-21-107-027-1018

MAIL TO:

Stephanie Marko 415 N LaSalla Stebeo

Chicago, IL 69613 60610

SEND SUBSEQUENT TAX BILLS:

Stephanie Matko 7 W 740 W. Addison, Unit 3-E Chicago, IL 60613