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Doc#: 0725505064 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2007 10:53 AM Pg: 1 of 3

FIRST AMERICAN
File # 1654566
12

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SPECIAL WARRANTY DEED

GRANTOR, 1400 LAKE SHORE DRIVE CONDOMINIUM RESIDENCES, LLC, an Illinois limited liability company, of the City of Chicago, State of Illinois for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to Segundina Reyes, ("Grantee"), the following described Real Estate, situated in the County of Cook in the State of Illinois, to wit

*SR * AND JOSE M. REYES ✓ WIFE AND HUSBAND OF
NOT JOINT TENANTS AND
NOT ADJUTANTS IN COMMON*

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances, including without limitation building line restrictions; (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the property as a residential condominium; (5) the Declaration and all amendments and exhibits thereto; (6) provision of the Condominium Property Act of Illinois; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which the Title Insurer commits to insure Grantee against loss or damage

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager to be effective as of the 31st day of July, 2007.

1400 Lake Shore Drive Condominium
Residences, LLC, an Illinois limited liability
company

By: 1400 Oak Street Beach, LLC, an
Illinois limited liability company,
its Manager

By:
Name: Michael D. Ansani
Title: Manager


JKG

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State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Michael D. Ansani, as Manager of 1400 Oak Street Beach, LLC, the manager of 1400 Lake Shore Drive Condominium Residences, LLC, 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 free and voluntary act, for the uses and purpose therein set forth.

Given under my hand and official seal, this 31st day of July, 2007


Notary Public

This document was prepared by:

Jeffrey L. Brand
RDM Development and Investment
1200 N. Ashland Suite 400
Chicago, Illinois 60622

Upon recording return this instrument to:

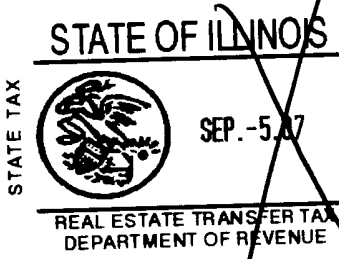
Michael E. Kelly
118 BARTLETT DR
BARTLETT, Illinois 60103
Attn: _____

Send subsequent tax bills to:

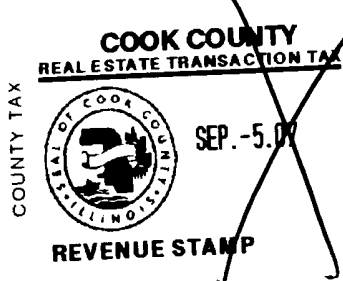
S. GUMINA + JOSE NYER
7 CREEKVIEW LN
BARRINGTON, Illinois 60010

Permanent Tax Index Number:
17-03-103-027-0000

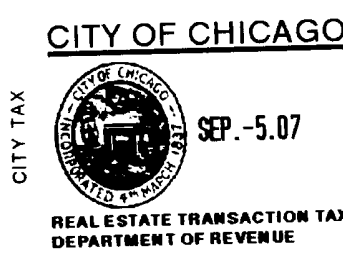
Property Address:
1400 North Lake Shore Drive, Unit 17P
Chicago, Illinois 60610



0000046521
REAL ESTATE TRANSFER TAX
0023900
FP 103027



REAL ESTATE TRANSFER TAX
0011950
FP 103028



REAL ESTATE TRANSFER TAX
0179250
FP 102812

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LEGAL DESCRIPTION RIDER

Unit 17P, in 1400 Lake Shore Drive Condominium Association, as delineated on a plat of survey of the following described tract of land: Lots 1, 2, 3, 4, 5, and 6 in Potter Palmer's Resubdivision of Lots 1 to 22 inclusive, in Block 4 in Catholic Bishop of Chicago's Lake Shore Drive Addition to the north half of Section 3, Township 39 north, Range 14 east of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded January 19, 2006, as document # 0601932118, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Grantor also hereby grants to Grantee(s) and his/her/their 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 above-mentioned Declaration, and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

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

[The tenant of the Unit being conveyed either waived or failed to exercise his/her option to purchase the subject Unit, or did not have an option to purchase the Unit, unless the tenant is the purchaser.]

Property of Cook County Clerk's Office