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SPECIAL WARRANTY DEED **Statutory (Illinois)**

Doc#: 0726342040 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 09/20/2007 08:31 AM Pg: 1 of 3

THE GRANTOR, Logan Station, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, GRANTS, BARGAINS, SELLS and CONVEYS to Tenants by the entirety DAMON BRILL and VANESSA PAVLIK, of 2520 N. Washtenaw, Chicago, IL 60647 (the "GRANTEE"), not as tenants in common, but as joint towns, the following described real estate (the 'Property") situated in the County of Cook in the State of Illinois to wit:

[See Exhibit A atta : hed hereto and made a part hereof]

Subject only to the following exceptions: (1) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Restriction; Covenants and By-Laws for the 2511-13 N. Milwaukee Condominium Association at Log in Station (the "Declaration"); viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) encroachments; (x) Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements for 2511-13 N. Milwaukee; and (xi) acts of Purchaser. None of the exceptions shall interfere with the use of the Unit as a residence.

Permanent Real Estate Index Number(s): 13-25-315-040-0000

Address of Real Estate: 2511-2513 N. Milwaukee, Unit 3S, Chicago, IL 60647

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Dated as of the September 2007

> LOGAN STATION, L.L.C. an Illinois limited liability company

SUMMER DEVELOPMENT, LLC, an Illinois limited liability company, its authorized agent

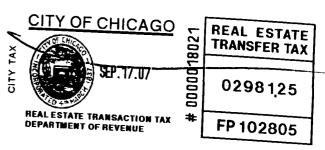
By:

Scot Weitzman, Manager

STATE OF ILLINOIS **COUNTY OF COOK**

1000 M

) SS.



I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that Scott Weitzman, Manager of Summer Development, LLC, an Illinois limited liability company, as authorized agent of Logan Station, LLC, an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein ser forth.

GIVEN under my hand and official seal, this

Commission expires:

Official Sea Teresa L. West Notary Public of Illinois

My Commission Expires 11/15/08

This instrument prepared by McCormick Braun Friman, 217 N. Jefferson Street, Chicago, IL 60661

Upon Recording, Mail to:

Vamon Bill Sil N. Milwaukes

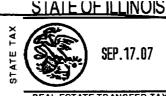
Send Subsequent Tax Bills to:

Jamon Brill

COUR COUNTY

ESTATE TRANSACTION TAX SEP.17.07

REAL ESTATE TRANSFER TAX 0019875 FP 102802



SEP.17.07

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE 0000104882 transfer tax 0039750 FP 102808

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EXHIBIT A LEGAL DESCRIPTION

UNIT 3S IN 2511-13 N. MILWAUKEE CONDOMINIUM AT LOGAN STATION, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. <u>0634909107</u>, BEING A PORTION OF:

PARCEL 1.

LOTS 21 ANC 21. IN BLOCK 2 IN STOREY AND ALLEN'S MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF 5.8 ACRES IN THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-3N, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0634909107,

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT CF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY OPER ATION AND RECIPROCAL EASEMENT AND MAINTENCE AGREEMEN! RECORDED AS DOCUMENT NUMBER 0634909105 AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0634909106.

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said 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.

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

The Tenant of Unit 3S has waived or has failed to exercise the right of first refusal.