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Doc#: 0727605120 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 10/03/2007 12:25 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, ESTES PLACE II, LLC, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the tollowing describe real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the recipit of which is hereby acknowledged, and pursuant to authority given by the Manger of said innited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to ELIDIA KUIZ, a(n) person ("Grantee"), whose address is 2830 Marsh St., Los Angeles, CA 96039, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

The tenant has waived or failed to exercise the right of first refusal.

P.N.T.N.

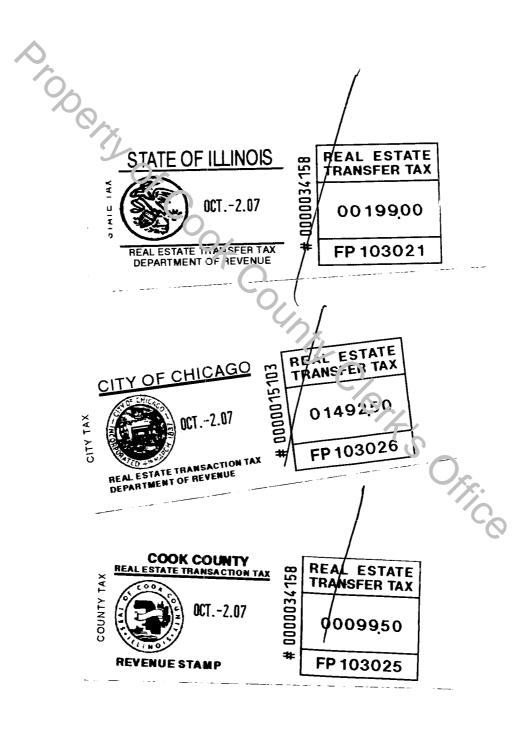
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium a coresaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set for the 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.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Condominium Documents including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Professional National Title Network is willing to insure without cost to Grantee.

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

SEP 14 2007

ESTES PLACE II, LLC

an Illinois limited liability company

Dacian Dan

Its: Manager

STATE OF ILLINGS

COUNTY OF COOR

I, the undersigned, A Note y Public in and for the County and State aforesaid, do hereby certify that Dacian Dan, as manager of the ESTES PLACE II, LLC, an Illinois limited liability company, 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date.

SEP 14 2007

"OFFICIAL SEAL" Nicholas J. Hynes Notary Public, State of Illinois My Commission Exp. 09/08/2009

Notary Public

My commission expires

After Recording Mail to:

Send Subsequent Tax Bills to:

This Instrument Was Prepared by:

Whose Address Is:

Douglas G. Shreffler

4653 N. Milwaukee Avenue, Chicago, IL 60630

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PARCEL 1: UNIT NUMBER 1715-2N IN THE ESTES PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 10 FEET OF LOT 2, ALL OF LOT 3 AND THE EAST 20 FEET OF LOT 4 IN BLOCK 17 IN ROGERS PARK, SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2007 AS DOCUMENT NO. 0714315064 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCE 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACES 515 RESPECTIVELY, LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED DOCUMENT NUMBER 0071431506.

PERMANENT REAL ESTATE INDEX NUMBER:

COMMONLY KNOWN AS: