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Doc#: 0728442139 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/11/2007 01:46 PM Pg: 1 of 5

Property of Cook County Clerk's Office

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SPECIAL WARRANTY DEED

BR 522 7069 1 of 3 MW LMS MO ALG

5hC

Box 334

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SPECIAL WARRANTY DEED (ILLINOIS)

Charles J. Branding *cfB*

THIS INDENTURE, made this 1 day of October, 2007, between Kargil PDL LLC, an Illinois limited liability company, party of the first part, and Heather N. Pearson and ~~Chuck J. Branding~~, as joint tenants and not as tenants in common, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, as joint tenants and not as tenants in common, their heirs and assigns, FOREVER.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said Premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances and other ordinances of record; (iv) covenants, conditions, restrictions, easements, agreements and building lines of record, including but not limited to the Declaration of Covenants, Conditions, Restrictions and Easements; (v) party wall rights and agreements; (vi) encroachments; (vii) the Declaration of Condominium ("Declaration") as amended from time to time; (viii) the Municipal Code of the City of Chicago; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the property and any existing lease and tenancy of subject condominium unit; (xii) limitations and conditions imposed by the Illinois Condominium Property Act; (xiii) installments due after the date hereof for assessments levied pursuant to the Declaration; (xiv) liens and matters of title over which the title insurance company is willing to insure without cost to grantee; and (xv) acts done or suffered by grantee, including without limitation, grantee's mortgage.

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STATE TAX
 STATE OF ILLINOIS
 OCT. -4.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000105265
 REAL ESTATE TRANSFER TAX
 00366.00
 FP 102808

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 OCT. -4.07
 REVENUE STAMP

0000105514
 REAL ESTATE TRANSFER TAX
 00183.00
 FP 102802

CITY TAX
 CITY OF CHICAGO
 OCT. -4.07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000018319
 REAL ESTATE TRANSFER TAX
 02745.00
 FP 102805

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PINS: 17-22-303-005-0000 (underlying)
17-22-303-006-0000 (underlying)
17-22-303-007-0000 (underlying)
17-22-303-029-0000 (underlying)

ADDRESS OF PREMISES: 1727 South Indiana, Chicago, Illinois 60616

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its member, the day and year first above written.

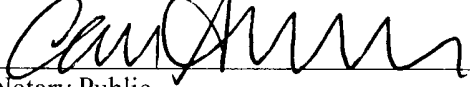
Kargil PDL LLC
an Illinois limited liability company

By: _____
Jerry Karlik, Member

State of Illinois)
) ss
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jerry Karlik, Member of Kargil PDL LLC, an Illinois limited liability company, personally known to me to be the person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged as such manager, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 1 day of October 2007



Notary Public

INSTRUMENT PREPARED BY:

Daniel R. Bronson, Esq.
Bronson & Kahn LLC
150 North Wacker Drive, Suite 1400
Chicago, Illinois 60606



MAIL RECORDED DEED TO:

~~Mark D. Hellman, Esq.
Law Offices of Mark D. Hellman
105 W. Madison, Suite 901
Chicago, Illinois 60602~~
Charles J. Branding
1727 S. INDIANA #312
Chicago IL, 60616
CJB

SEND SUBSEQUENT TAX BILLS TO:

Heather Pearson
Chuck Branding
Unit # 412, 1727 South Indiana
Chicago, Illinois 60616

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STREET ADDRESS: 1727 SOUTH INDIANA AVENUE, #412
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 17-22-303-005-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT NO. 412 IN THE PRAIRIE DISTRICT LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0727022166 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0727022161.

PERMANENT INDEX NUMBERS: 17-22-303-005-0000 (underlying)
 17-22-303-006-0000 (underlying)
 17-22-303-007-0000 (underlying)
 17-22-303-029-0000 (underlying)

COMMON ADDRESS: 1727 South Prairie, Unit 412, Chicago, Illinois

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, AFORESAID AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AFORESAID AND SAID 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 DECLARATIONS THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.