

UNOFFICIAL COPY

SPECIAL

WARRANTY DEED

This instrument prepared by:

Gregory A. Braun, Esq.
217 N. Jefferson, 1st Floor
Chicago, IL 60661

Mail to:

Daniel Fajersstein
555 Stevie Blvd #445
Northbrook, IL 60062

Send Subsequent Tax Bills to:

James Donovan
2826 N. Orchard
Chicago, IL 60657



Doc#: 0729105101 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/18/2007 11:14 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

THE GRANTOR, ORCHARD STREET ACQUISITIONS LLC III, 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, does GRANT, BARGAIN AND SELL TO GRANTEE: JANE D. DONOVAN, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 6, 2000 AS TO AN UNDIVIDED 50% INTEREST; AND JAMES D. DONOVAN, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 27, 1983, AS TO AN UNDIVIDED 50% INTEREST

ADDRESS: 500 Laurel, Wilmette, IL 60091

All interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF).

Commonly known as: 2828 North Orchard Street, Unit Garden, Chicago, Illinois
P.I.N. 14-28-115-035-0000 (affects the land and other property)

SUBJECT TO: (1) general 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) easements, covenants, restrictions, agreements, conditions and building lines of record; (4) the Illinois Condominium Property Act; (5) the terms, provisions and conditions of the Declaration of Condominium of Abbott Court Condominiums III and other project documents, as well as all amendments and exhibits thereto, including the By-Laws of Abbott Court I Condominium Association and the Plat required by the Illinois Condominium Property Act; (6) leases, licenses, easements, operating agreements and other agreements affecting the Common Elements of the development; (7) acts done or suffered by Grantee, or anyone claiming, by, through or under Grantee; (8) liens and other matters as to which the Title


FIRST AMERICAN TITLE
ORDER # 1725401

yhC

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STATE TAX

STATE OF ILLINOIS



OCT. 16.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000048044

REAL ESTATE TRANSFER TAX
00286.00
FP 103027

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



OCT. 16.07


REVENUE STAMP

0000048242

REAL ESTATE TRANSFER TAX
00143.00
FP 103028

CITY TAX

CITY OF CHICAGO



OCT. 16.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015041

REAL ESTATE TRANSFER TAX
02145.00
FP 102812

Property of Cook County Clerk's Office

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

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 5th day of October, 2007.

**ORCHARD STREET ACQUISITIONS LLC
III, an Illinois limited liability company**

By: *Jeffery Tessler*
Name: Jeffery Tessler
Its: Manager

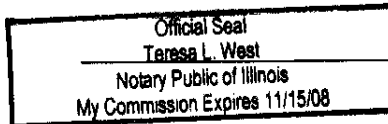
State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jeffery Tessler, the manager of ORCHARD STREET ACQUISITIONS LLC III, 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 as such president and manager, for the uses and purpose therein set forth.

Given under my hand and official seal, this 5th day of October, 2007.

Teresa L. West
Notary Public

My commission expires:



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LEGAL DESCRIPTION

Unit G in Abbott Court Condominiums III as delineated on a Plat of Survey of the following described real estate:

LOT 8 AND THE NORTH 5 FEET OF LOT 9 IN SUBDIVISION OF THE NORTH ½ OF LOT 10 IN BICKERDIKE AND STEELE'S SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ (EXCEPT THE NORTH 20 ACRES OF THE SOUTH 50 ACRES) OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2828 North Orchard Street, Unit G, Chicago, Illinois
P.I.N. 14-28-115-035-0000 (affects the land and other property)

Property of Cook County Clerk's Office