

# UNOFFICIAL COPY

**This Document Prepared by:**

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Attorney at Law  
70 W. Madison, Suite 3700  
Chicago, IL 6002



Doc#: 0730457055 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/31/2007 10:50 AM Pg: 1 of 4

4386190(1/1) 10-26

**SPECIAL**  
**WARRANTY**

**DEED**  
Individual

THIS INDENTURE, made this 16 day of October 2007, between **ADA BDA, LLC**, an Illinois Limited Liability Company, ("Grantor") and **FIKET TOPAL** ("Grantee"), whose address is 4861 North Ashland, Chicago, Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by Grantees to the Grantor, the receipt whereof is hereby acknowledged, and by these presents does **WARRANT, REMISE, RELEASE, ALIEN AND CONVEY** unto Grantees, his/her 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 MADE A PART HEREOF**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or 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 Grantees, his/her heirs and assigns forever.

Grantor also hereby grants to Grantees, its successors and assigns, as rights and easements appurtenants 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 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, condition, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, his/her 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 Grantor, Grantor **WILL WARRANT AND DEFEND**,

**Subject to:** (i) Real estate taxes not dues and payable to the delivery of this deed; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as of the date hereof; (iii) the Condominium Property Act of the State of Illinois and Section 13-72 of the Municipal Code of the City of Chicago, Illinois, including all amendments thereto; utility

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easements including any easements established by or implied from the Declaration, or amendments thereto: (vi) covenants, conditions, agreements, building lines and restrictions; (viii) road and highways, if any (ix) existing leases and licenses affection the Common Elements; (x) acts done or suffered by the Grantees or anyone claiming by, through or under Grantees; and (xi) Grantee's mortgage, if any.

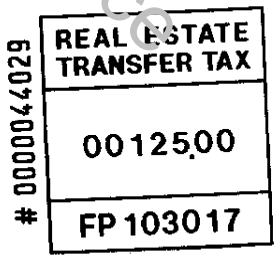
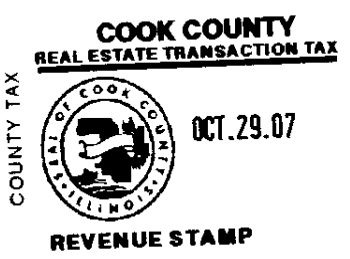
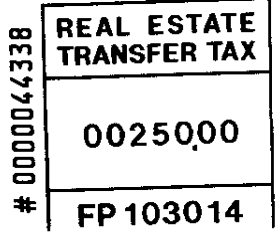
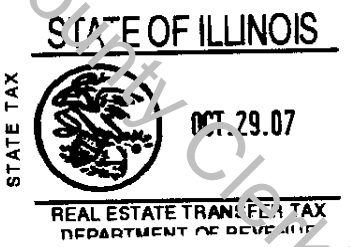
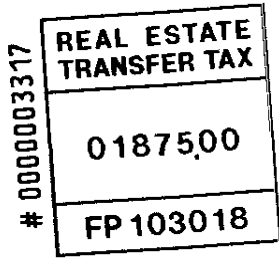
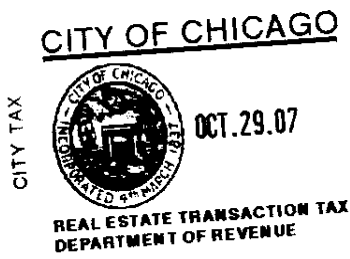
Permanent Real Estate Index Number: 17-08-103-023-0000 (Underlying PIN)

Address of Real Estate: 742 North Ada, Unit 1N, Chicago, Illinois 60622

**IN WITNESS WHEREOF**, the Grantor has caused this Special Warranty Deed to be executed as of this day and year first written above.

ADA BDA, LLC,  
An Illinois Limited Liability Company

By:   
Name: David Krug  
Its: Manager




Property of Cook County Clerk's Office

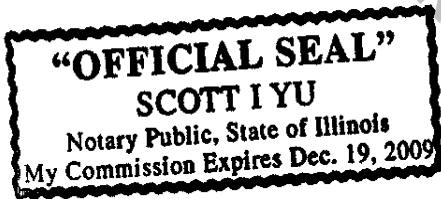
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STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **David Krug**, 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of Oct, 2007.

  
\_\_\_\_\_  
Notary Public



***This instrument was prepared by:***

Scott I. Yu, Three First National Plaza, Suite 3700, Chicago, Illinois 60602

**MAIL TO:**

Michelle Lais  
1530 W Fullerton  
Chicago IL 60614

**SEND SUBSEQUENT TAX BILLS TO:**

Fikret TOPAL  
742 N. Ada Unit 1N  
Chicago IL 60622

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*Exhibit 'A'*

ORDER NO.: 1301 - 004386190  
ESCROW NO.: 1301 - 004386190

1

**STREET ADDRESS:** 742 NORTH ADA STREET UNIT 1N  
**CITY:** CHICAGO                      **ZIP CODE:** 60622  
**TAX NUMBER:** 17-08-103-023-0000

**COUNTY:** COOK

Property of Cook County Clerk's Office

## LEGAL DESCRIPTION:

UNIT 1N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 742 NORTH ADA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0729015086, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.