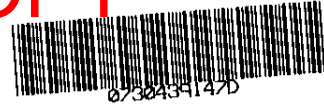


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Doc#: 0730439147 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2007 02:01 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **646-48 W. Wellington, 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 following described 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 receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Kenneth Motew and Michael Zucker ("Grantee"), whose address is 1032 W. Fulton Market, Chicago, Illinois 60607, the following described real estate, to-wit:

PARCEL 1: UNIT NO. 646-3 AND P-2 IN WATERLOO MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN VOLKMAN'S SUBDIVISION OF LOTS 4 TO 9 OF BLOCK 4 OF KNOCKE AND GARDNER'S SUBDIVISION IN SECTION 28 TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS APPENDIX "A" TO THE DECLARATION OF CONDOMINIUM FOR WATERLOO MANOR CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625539019 ("DECLARATION"), AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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.

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 Declaration, 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

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unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

The tenant of the unit had no right of first refusal.


Permanent Real Estate Index Number: 14-28-107-049-0000
Commonly known as: 646-48 W. Wellington, Unit 646-3 Parking Unit P-2
Chicago, IL 60657

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 31st day of October, 2007.

646-48 W. WELLINGTON LLC,
an Illinois limited liability company

By: 
Kenneth Motew, Manager

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act

 as agent
Grantor

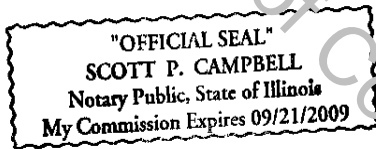
10/31/07
Date

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that Kenneth E. Motew, as Manager of 646-48 W. Wellington, 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 31st day of October, 2007.



[Signature]
 Notary Public

My commission expires 9/21/09

After Recording Mail to:

Send Subsequent Tax Bills to:

This Instrument Was Prepared by: **Horwood Marcus & Berk Chartered**
 Whose Address Is: **180 N. LaSalle Street, Suite 3700, Chicago, IL 60601**

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EUGENE "GENE" MOORE

RECORDER OF DEEDS/REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

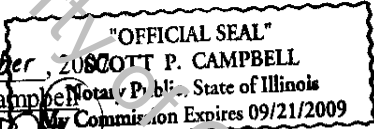
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 31, 2007

Subscribed and sworn to before me by the said Grantor

GRANTOR:
646-48 W. Wellington LLC
an Illinois limited liability company

This 31st day of October, 2007
Notary Public Scott P. Campbell, Notary Public, State of Illinois
My Commission Expires 09/21/2009



[Signature]
Kenneth Motew

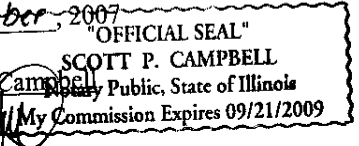
The Grantee or is/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 31, 2007

Subscribed and sworn to before me by the said Grantee

GRANTEE:

This 31st day of October, 2007
Notary Public Scott P. Campbell, Notary Public, State of Illinois
My Commission Expires 09/21/2009



[Signature]
Kenneth Motew

[Signature]
Michael Zucker

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

180 NORTH LASALLE, SUITE 3700 CHICAGO, ILLINOIS 60601 PHONE (312) 606-3200 FAX (312) 606-3232