



Doc#: 0734142042 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/07/2007 09:17 AM Pg: 1 of 3

SPECIAL WARRANTY DEED
(ILLINOIS)

CITY OF CHICAGO



DEC. -3.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0173250
0000000487
FP 102805

THIS INDENTURE, made this 28 day of November, 2007, between Kargil PDL LLC, an Illinois limited liability company, party of the first part, and Timothy P. Gallagher, 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 his 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, his 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, his 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.

BR 5227053 1 of 2 m luo m rll 87

Box 334

UNOFFICIAL COPY

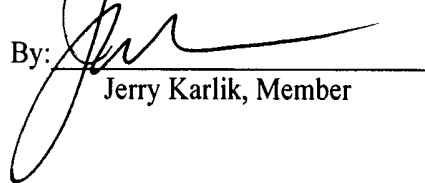
PINS: 17-22-303-005-0000 (underlying) /
 17-22-303-006-0000 (underlying) /
 17-22-303-007-0000 (underlying) /
 17-22-303-029-0000 (underlying) /

UNIT 323

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.

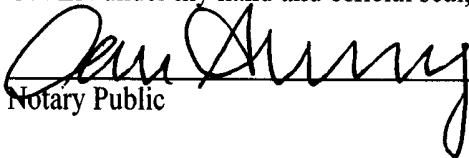
Kargil PDL LLC
 an Illinois limited liability company

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 28 day of November, 2007

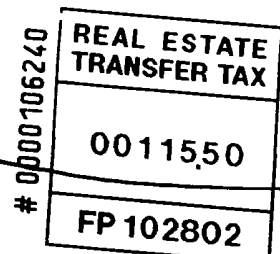
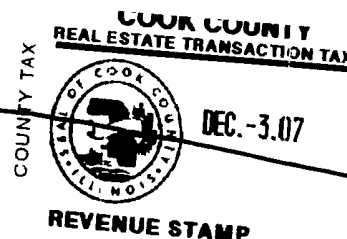
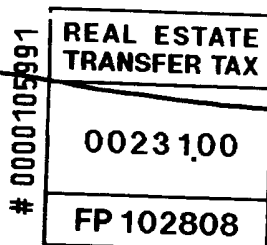
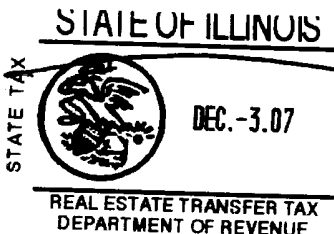

 Notary Public

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



MAIL RECORDED DEED TO:
 David Shawn Morris, Esq.
 341 Pearl Street
 Cary, Illinois 60013

SEND SUBSEQUENT TAX BILLS TO:
 Timothy Power Gallagher
 Unit # 323, 1727 South Indiana
 Chicago, Illinois 60616



UNOFFICIAL COPY

STREET ADDRESS: 1727 SOUTH INDIANA AVENUE UNIT 323

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 17-22-303-005-0000 ; 006; 007 + 17-22-303-029

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NO. 323 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.

Property of Cook County Clerk's Office