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2075866-MTC.10f2-LD

SPECIAL WARRANTY DEED Statutory (ILLINOIS)

Doc#: 0734441059 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 12/10/2007 12:18 PM Pg: 1 of 4

THIS AGREEMENT, made this 10th day of December, 2007 between 1712 S. Michigan Development Corporation, an Illinois corporation duly authorized to transact business in the State of Illinois, party of the first part, and Frank Bifero and Jeanna Bifero, husband and wife, not as Tenants in Common, but as Joint Tenants, of 251 Silver Lane, Melrose Park, Illinois,

party of the second part or WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Board of Directors of said Corporation by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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, right, title, interest claim or demand whatsoever, of the party of the first part, 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 party of the second part, its 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, its 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:

SEE ATTACHED EXHIBIT "B"

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, 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, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number(s): Part of 17-22-301-034-0000; 17-22-301-038-0000; 17-22-301-039-0000; 17-22-301-040-0000; 17-22-301-048-0000; 17-22-301-053-0000 and 17-22-301-035-0000

Address of Real Estate: 1720 South Michigan, Unit 2504 and P-377, Chicago, IL 60616

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this day of December 2007.

1712 S. Michigan Development Corporation, an Illinois corporation

By: [Signature] Name: Cindy Wrona Its: Vice President

City of Chicago Real Estate Dept. of Revenue Transfer Stamp 538214 \$1,863.75 12/07/2007 11:06 Batch 07253 29



M.G.R. TITLE

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State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Cindy Wrona, personally known to me to be Vice President of

1712 S. Michigan Development Corporation, an Illinois corporation, appeared, before me this day in person and severally acknowledged that as such Vice President she signed and delivered the said instrument as her free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

IMPRESS
NOTARIAL
SEAL
HERE

Given under my hand and official seal this 10th day of December, 2007

Commission expires

"OFFICIAL SEAL"
LORI DONNELLY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/18/2010

Lori Donnelly

NOTARY PUBLIC

This instrument was prepared by: David J. O'Keefe
Schain, Burney, Ross, & Ctron, Ltd.
222 North LaSalle Street, Suite 1910
Chicago, Illinois 60601

MAIL TO:

ROBERT J. GALGAN JR.

340 W. BUTTERFIELD ROAD, #1A

ELMHURST, IL 60126-5068

SEND SUBSEQUENT TAX BILLS TO:

Frank Bifero
1720 South Michigan, Unit 2504
Chicago, Illinois 60616

OR RECORDER'S OFFICE BOX NO.

STATE TAX
STATE OF ILLINOIS
DEC.-7.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000023307
REAL ESTATE
TRANSFER TAX
0024850
FP 103037

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC.-7.07
REVENUE STAMP

000035593
REAL ESTATE
TRANSFER TAX
0012425
FP 103042

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EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws or ordinances.
4. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 1720 S. Michigan Condominiums, including any and all amendments and exhibits thereto.
5. Declaration of covenants, conditions restrictions and easements relating to the Commercial Property (as defined in the Declaration).
6. The Condominium Property Act of Illinois.
7. Easements, air rights, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
8. Leases, licenses, encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration).
9. Acts done or suffered by Buyer or anyone claiming by, through, or under Buyer.
10. Schedule B exceptions listed in Mercury Title Company Commitment Number 2075866.

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UNIT 2504 AND P-311 IN THE 1720 S. MICHIGAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF CERTAIN PARTS OF THE FOLLOWING DESCRIBED PARCELS;

PARCEL 1:

LOTS 14, 15, 18, 19, 23, AND 26 (EXCEPT THE NORTH 1.50 FEET THEREOF), IN S.N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN COUNTY CLERK'S DIVISION OF LOTS 6, 7, 10 AND 11 OF S.N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 22 IN DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0723915003, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN#

- 17-22-301-034-0000
- 17-22-301-035-0000
- 17-22-301-038-0000
- 17-22-301-039-0000
- 17-22-301-040-0000
- 17-22-301-048-0000
- 17-22-301-053-0000

AFFECTS UNDERLYING LAND

Property of Cook County Clerk's Office