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**SPECIAL
WARRANTY DEED
Statutory (Illinois)**

Doc#: 0734826054 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2007 10:41 AM Pg: 1 of 3

10 of 3 LMD

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SA3668780

CTZ

THE GRANTOR, SCHOOLINA DEVELOPMENT, LLC, an Illinois limited liability company, of 2556 W. Chicago, Chicago, IL for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, **GRANTS, BARGAINS, SELLS and CONVEYS** to **BRUCE COHEN**, of 3139 N. Clifton Avenue, Chicago, IL 60657 (the "**GRANTEE**"), the following described real estate (the "**Property**") situated in the County of Cook in the State of Illinois to wit:

[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "**Act**"); (vii) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the 3255 North Paulina Condominium Association (the "**Declaration**"); (viii) the Operating Agreement (as defined in Section 8 herein); (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments, which do not effect the use of the Unit as a residence; and (xi) acts of Purchaser.

Permanent Real Estate Index Number(s): 14-19-430-001-0000

Address of Real Estate: 3255 N. Paulina, Unit 4A, P-1 and P-2, Chicago, IL 60657

City of Chicago
Dept. of Revenue



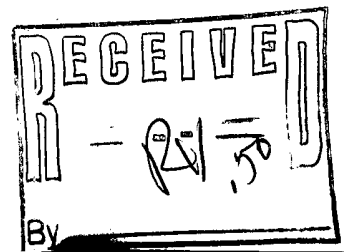
Real Estate
Transfer Stamp
\$5,343.75

538680
12/12/2007 14:24 Batch 07256 70

COPY

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Dated as of the 12th day of December, 2007

SCHOOLINA DEVELOPMENT, L.L.C., an Illinois limited liability company

By: Maria J. Whipple
Maria J. Whipple, Member

STATE TAX	STATE OF ILLINOIS	# 0000106176	REAL ESTATE TRANSFER TAX
	 DEC. 13.07		0071250
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102808

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 Maria J. Whipple, Member of Schoolina Development, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member, 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 corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 12th day of December, 2007.


Teresa L. West
Notary Public

Commission expires: Official Seal
Teresa L. West
Notary Public of Illinois
My Commission Expires 11/15/08

This instrument prepared by McCormick Braun Friman, 217 N. Jefferson Street, Chicago, IL 60661

Upon Recording, Mail to:
LLOYD GUSSIS
4336 N. LINCOLN
CHICAGO, IL 60641

Send Subsequent Tax Bills to:
BRUCE COHEN
3255 N. PAULINA
CHICAGO, IL 60647

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000106426	REAL ESTATE TRANSFER TAX
	 DEC. 13.07		0035625
	REVENUE STAMP		FP 102802

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNITS 4A, P-1 AND P-2 IN 3225 NORTH PAULINA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 24, 25 AND 26 IN BLOCK 8 IN GROSS NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWESTERLY ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON- EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY, FOR INGRESS, EGRESS, USE, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0732015053.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF THE ROOF TOP DECK, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0732015053.

“Grantor also hereby grants Grantee, it’s successors and assigns, all 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, as Grantor reserves to itself, it’s successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.”

“This Deed 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 OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

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