



**PREPARED BY:**

Codilis & Associates, P.C.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

Doc#: 0735326048 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/19/2007 10:53 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

NATHAN NELSON  
900 N. KINGSBURY ST 761  
CHICAGO, IL 60610

**MAIL RECORDED DEED TO:**

NATHAN NELSON  
900 N. KINGSBURY ST 761  
CHICAGO, IL 60610

0735326048

**SPECIAL WARRANTY DEED**

THE GRANTOR, American Home Mortgage Servicing, Inc., of the City of Irving, State of TX, a corporation organized and existing under the laws of the State of TX, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to NATHAN NELSON, unmarried of 320 W ILLINOIS ST, CHICAGO, IL 60610, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

**PARCEL 1:**

UNIT 761 AND PARKING UNIT P-093 IN THE DOMAIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 21 THROUGH 26 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO; PART OF LOTS 1 THROUGH 4 IN ELSTON'S ADDITION TO CHICAGO, AND PART OF LOT 5 IN ASSESSORS PLAT OF LOTS 5 AND 6 IN BLOCK 95 OF ELSTON'S ADDITION TO CHICAGO ALL LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2002 AS DOCUMENT 0020733519 AND AS AMENDED BY FIRST AMENDMENT RECORDED AUGUST 26, 2002 AS DOCUMENT 0020935269, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER 118, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020733519.

**PARCEL 3:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED MARCH 12, 2001 AS DOCUMENT 0010192877 FOR THE FOLLOWING PURPOSES:

- A) INGRESS AND EGRESS AND USE
- B) STRUCTURAL SUPPORT
- C) USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING
- D) MAINTENANCE OF CATALOG BUILDING EASEMENTS FACILITIES AND GARAGE EASEMENT FACILITIES
- E) MAINTENANCE AND USE OF EASEMENT FACILITIES
- F) SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMON WALLS, CEILINGS AND FLOORS
- G) WATER MAIN CONNECTION, SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION
- H) UTILITIES
- I) PERMITTING EXISTANCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING
- J) EXTERIOR MAINTENANCE
- K) EXTERIOR SIGNAGE
- L) DUMPSTERS

2K9

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Special Warranty Deed - Continued

- M) OWNED FACILITIES
- N) SHARED FACILITIES, AND
- O) OVERHANGING BALCONIES;

OVER THE LAND DESCRIBED IN EXHIBITS ATTACHED THERETO. COMMONLY KNOWN AS 900 NORTH KINGSBURY STREET, UNIT 761, CHICAGO ILLINOIS 60610.

Permanent Index Number(s): 17-04-300-047-1050  
 Property Address: 900 N. KINGSBURY ST 761, CHICAGO, IL 60610  
 Permanent Index Number(s): 17-04-300-047-1331  
 Property Address: 900 N KINSBURY ST, CHICAGO, IL 60610

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

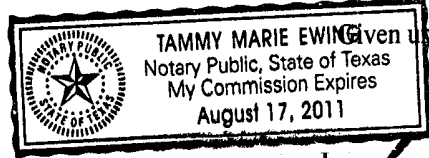
Dated this 23<sup>rd</sup> Day of November 2007

American Home Mortgage Servicing, Inc.


By: Jannhau


STATE OF Texas )  
 COUNTY OF Dallas ) SS.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jane M Larkin, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.





Given under my hand and notarial seal, this 23<sup>rd</sup> Day of November 2007  
[Signature]  
 Notary Public  
 My commission expires: 8/17/11

STATE TAX  DEC. 18.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0800021978	REAL ESTATE TRANSFER TAX 00295.00
		FP326652

COUNTY TAX  DEC. 18.07 REVENUE STAMP	# 0000036915	REAL ESTATE TRANSFER TAX 00147.50
		FP326665

CITY TAX  DEC. 18.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000033285	REAL ESTATE TRANSFER TAX 01000.00
		FP326650

CITY TAX  DEC. 18.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000033284	REAL ESTATE TRANSFER TAX 01000.00
		FP326650

CITY TAX  DEC. 18.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000033286	REAL ESTATE TRANSFER TAX 00212.50
		FP326650