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SPECIAL WARRANTY DEED

This instrument prepared by:
Gregory A. Braun, Esq.
217 N. Jefferson, 1st Floor
Chicago, IL 60661



Doc#: 0804460032 Fee: \$34.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 02/13/2008 10:54 AM Pg: 1 of 6

Mail to:
Daniel Fajerstein
555 Skokie Blvd #445
Northbrook, IL 60062

Doc#: 0706640059 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2007 10:42 AM Pg: 1 of 4

Send Subsequent Tax Bills to:
Jim Donovan
500 Laurel
Wilmette, IL 60091

SPECIAL WARRANTY DEED

THE GRANTOR, ORCHARD STREET ACQUISITIONS LLC III, an Illinois limited liability company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, does GRANT, BARGAIN AND SELL TO GRANTEE: JAMES D. DONOVAN, AS SUCCESSOR TRUSTEE OF THE JOHN V. DONOVAN DECLARATION OF TRUST DATED MAY 12, 1971 AS TO AN UNDIVIDED 30% INTEREST; AND PATRICIA H. DONOVAN, AS TRUSTEE OF THE PATRICIA H. DONOVAN DECLARATION OF TRUST DATED SEPTEMBER 6, 1984, AS TO AN UNDIVIDED 10% INTEREST

ADDRESS: 500 Laurel, Wilmette, IL 60091

All interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF).

Commonly known as: 2828 North Orchard Street, Unit 2, Chicago, Illinois
P.I.N. 14-28-115-035-0000 (affects the land and other property)

THIS DEED IS BEING RE-RECORDED TO CORRECT LEGAL SUBJECT TO: (1) general real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) easements, covenants, restrictions, agreements, conditions and building lines of record; (4) the Illinois Condominium Property Act; (5) the terms, provisions and conditions of the Declaration of Condominium of Abbott Court Condominiums III and other project documents, as well as all amendments and exhibits thereto, including the By-Laws of Abbott Court I Condominium Association and the Plat required by the Illinois Condominium Property Act; (6) leases, licenses, easements, operating agreements and other agreements affecting the Common Elements of the development; (7) acts done or suffered by Grantee, or anyone claiming, by, through or under Grantee; (8) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Grantee against loss or damage; (9) applicable zoning, planned unit development and building laws or ordinances and restrictions; and (10) Grantee's mortgage, if any.


FIRST AMERICAN TITLE order #

1580439
10/2

6


408

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STATE OF ILLINOIS
 STATE TAX

 MAR.-2.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0800039086

REAL ESTATE TRANSFER TAX
00385.00
FP 103027

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 MAR.-2.07
 REVENUE STAMP

0000039284

REAL ESTATE TRANSFER TAX
00192.50
FP 103028

CITY OF CHICAGO
 CITY TAX

 MAR.-2.07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000070100

REAL ESTATE TRANSFER TAX
02887.50
FP 102812

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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.

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.

The Tenant has waived or has failed to exercise the right of first refusal.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager this 7th day of Feb, 2007.

**ORCHARD STREET ACQUISITIONS LLC
III, an Illinois limited liability company**

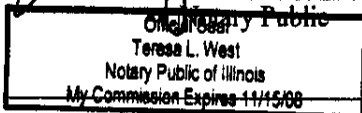
By: [Signature]
Name: Jeffery Tessler
Its: Manager

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 Jeffery Tessler, the manager of ORCHARD STREET ACQUISITIONS LLC III, and 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, sealed and delivered the said instrument as his free and voluntary act as such president and manager, for the uses and purpose therein set forth.

Given under my hand and official seal, this 7th day of Feb., 2007.

[Signature]



My commission expires:

Attached CITY, STATE/COUNTY TRANSFER STAMPS REPRESENT FULL CONVEYANCE CONSIDERATION FOR ALL @ DEEDS. THIS DEED BEING 1 of 2

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

Legal Description: ~~Parcel 1: UNIT 1104 AND P-58 IN THE PARK WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:~~

~~CERTAIN PARTS OF LOTS 1, 2 AND 3 IN F. DEMING'S SUBDIVISION OF LOTS 6, 7, 8 AND 9 OF OUTLOT 'C' IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

~~WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT # 97400395 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS."~~

~~PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE COMMERCIAL PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE 444 WEST FULLERTON AVENUE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 5, 1997, AS DOCUMENT NUMBER 97400394.~~

~~Permanent Index #'s: 14-28-317-063-1084 Vol. 0486 and 14-28-317-063-1238 Vol. 0486~~

~~Property Address: 444 West Fullerton Parkway, Unit 1104, Chicago, Illinois 60614~~

Cook County Clerk's Office

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THIS DOCUMENT
IS A TRUE AND CORRECT COPY
OF RECORD

0706640059

FEB -7 03


Clerk of Cook County

UNOFFICIAL COPY*Corrected Legal***Legal Description:****Parcel 1:**

Unit No. 2, in Abbott Court Condominiums III, as delineated on a plat of survey of the following described tract of land: Lot 8 and the North 5 feet of Lot 9 in the Subdivision of the North Half of Lot 10 in Bickerdike and Steele's Subdivision of the West Half of the Northwest Quarter (except the North 20 acres of the South 50 acres) in Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded February 13, 2007, as document no. 0704416074 as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Also:

A strip of land described as follows: commencing at the Southwest corner of Lot 1 in Abbott's Subdivision aforesaid; thence East along the South line of said Lot 1, 113.6 feet to the Southeast corner thereof; thence South to the North line of Lot 2 in Abbott's Subdivision aforesaid; thence West along the North line 113.6 feet to the East line of Abbott Court; thence North along said East line to the point of beginning (excepting therefrom that part if any falling within Lot 1 of Bromley's Subdivision aforesaid).

Also:

That part of the South Half of said Lot 10 in Bickerdike and Steele's Subdivision aforesaid described as follows: commencing at the Northwest corner of Lot 1 of Bromley's Subdivision aforesaid; thence West along the North line of the South Half of Lot 10 to the Northeast corner of Lot 1 in Abbott's Subdivision aforesaid; thence Southeasterly along the Easterly line of said Lot 1 in Abbott's Subdivision to the point of intersection with the West line of Lot 1 in Bromley's Subdivision aforesaid; and thence North along said West line of Lot 1 in Bromley's Subdivision to the place of beginning.

Excepting from the foregoing the following described parcel, the South 5 feet of the North 37 feet of the West 86 feet of Lot 1 in Abbott's Subdivision of the West Half of the Northwest Quarter of Section 28, Township 40 North, Range 14,

all East of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded February 13, 2007, as document no. 0704416073 as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.