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ST5103944 PK
SPECIAL WARRANTY DEED 10/3
8/3



Doc#: 0809335012 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/02/2008 08:40 AM Pg: 1 of 2

MAIL TO:

Bronson & Kahn LLC
150 N. Walker, Suite 1400
Chicago, IL 60606

NAME & ADDRESS OF TAXPAYER:

Brian Brigman
2710 W Thomas, Unit 2
Chicago, IL 60622

THE GRANTORS, ALBERTO GARCIA SR. and NORMA GARCIA, Husband and Wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged by these presents, do REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE:

B.
BRIAN BRIGMAN
1501 London Court
Naperville, Illinois 60563

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 2 IN THE 2710 W. THOMAS CONDOMINIUMS AS DELINEATED AND DESCRIBED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 44 IN BLOCK 3 IN WETHERBEE AND GREGORY'S SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION ONE, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 13, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0734715052, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED AND DESCRIBED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID.

ty Address: 2710 West Thomas Street, Unit 2, Chicago, Illinois 60622
16-01-404-041-0000 (Underlying Land)

STATE OF ILLINOIS
MAR. 31. 08
REAL ESTATE TRANSFER TAX
000004878

REAL ESTATE TRANSFER TAX
0028500

CITY TAX
CITY OF CHICAGO
MAR. 31. 08
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
000000835

REAL ESTATE TRANSFER TAX
0213800
FP 103033

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in ot appertaining, the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the

BOX 333-CT

2kg

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estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises, above described, with the appurtenances, unto the Grantee _____ forever.

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 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.

This Deed is further subject only to: (a) general real estate taxes and assessments not due and payable at the time of closing; (b) party wall rights and agreements, easements, covenants, conditions, restrictions, ordinances and building lines of record; (c) easement agreements which may hereafter be executed by Seller; (d) the Act; (e) the Declaration, including all amendments and exhibits thereto, and conditions of title set forth therein; (f) applicable zoning and building laws and ordinances; (g) acts done or suffered by purchaser or anyone claiming by, through or under Purchaser; and (h) other title exceptions, if any, including mechanic's lien claims, provided Seller has procured an endorsement from Chicago Title Insurance Company (the "Title Insurer") insuring over any such exceptions; and (i) Seller's right to enter the Condominium to complete construction.

IN WITNESS WHEREOF, Grantors have caused their names to be signed to these presents on this 28th day of March, 2008.

Albert Garcia (Seal)
ALBERTO GARCIA SR.

Norma Garcia (Seal)
NORMA GARCIA

 COOK COUNTY REAL ESTATE TRANSACTION TAX MAR. 31. 08 REVENUE STAMP	# 00000-8185	REAL ESTATE TRANSFER TAX 0014250 FP 103034

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALBERTO GARCIA SR. and NORMA GARCIA, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of March 2008.

Commission Expires:



Joann Fontana-Mueller
NOTARY PUBLIC

NAME AND ADDRESS OF PREPARER
John Mantas, Esq., Skoubis & Mantas, LLC, 1300 W Higgins Road, Suite 209, Park Ridge, Illinois 60068