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(A)

2077799/MW/MC/10/3

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
(LLC TO INDIVIDUAL)

Doc#: 0815041046 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/29/2008 11:01 AM Pg: 1 of 3

M.G.R. TITLE

THE GRANTOR, GREEK TOWN RESIDENTIAL PARTNERS LLC, a limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS, WITH COVENANT OF SPECIAL WARRANTY to

Kapil Mokhat and Mira Mokhat, Husband and Wife, not as tenants in common, nor joint tenants, but as tenants by the entirety
of Chicago, Illinois

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 603A P-17
123-125 SOUTH GREEN STREET
CHICAGO, ILLINOIS 60607

Permanent Real Estate Index Numbers: 17-17-215-001; 17-17-215-002; 17-17-215-021;
and 17-17-215-022

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Managers this 27 day of May, 2008.

GREEK TOWN RESIDENTIAL PARTNERS LLC,
an Illinois limited liability company

BY: SENCO PROPERTIES, INC., Manager

BY: THE HARLEM IRVING COMPANIES,
INC., Manager

BY: [Signature]
William Senne, President

BY: [Signature]
Donald W. Bailey, Senior Vice-President

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that WILLIAM M. SENNE, President of SENCO PROPERTIES, INC. and DONALD W. BAILEY, Senior Vice-President of THE HARLEM IRVING COMPANIES, INC., as President and Vice-President of the Managers of GREEK TOWN RESIDENTIAL PARTNERS LLC, an Illinois limited liability company, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Senior Vice-President of the Managers of GREEK TOWN RESIDENTIAL PARTNERS LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that they signed and delivered the same instrument as their own free and voluntary act and as the free and voluntary act of said Illinois limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 27 day of May, 2008.



Marc E. Bouchard

NOTARY PUBLIC

Prepared By:

Marc E. Bouchard
LAW OFFICES OF PALMISANO & LOVETRAN
19 South LaSalle Street, Suite 900
Chicago, Illinois 60603

Mail To:

Michael McDonald
234 Plum Grove Road
Palatine, Illinois 60067

Name and Address of Taxpayer:

Kapil Mokhat
Mira Mokhat
123-125 South Green Street
Unit 603A
Chicago, Illinois 60607

City of Chicago
Dept. of Revenue
552928
05/28/2008 10:56
Batch 00760 39



Real Estate
Transfer Stamp
\$5,118.75

STATE TAX
STATE OF ILLINOIS
MAY.28.08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000030067
REAL ESTATE
TRANSFER TAX
00487.50
FP 103037

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY.28.08
REVENUE STAMP

000002330
REAL ESTATE
TRANSFER TAX
00243.75
FP 10

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT(S) 603A AND PARKING UNIT P- 17 THE EMERALD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART LOTS 10, 11, 12, 13, 14, 15 AND 16 IN BLOCK 10 IN DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 IN SECTION 14, 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 0812116028, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

ADDRESS: 123-125 SOUTH GREEN ST., UNIT(S) 603A, CHICAGO, IL 60607

P.I.N: 17-17-215-001; 17-17-215-002; 17-17-215-021; and 17-17-215-022

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium Recorded April 30, 2008 as Document No. 0812116028 including all amendments and exhibits thereto, the same as though the provisions of said declaration were recited and stipulated at length herein, (Purchaser acknowledges that the Declaration provides that certain Units within the Condominium have been designated Commercial Units, and that the permitted uses for said Units provided for therein shall include commercial activities); (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) terms and provisions contained in the Water and Sewer Covenant made with the City of Chicago recorded March 9, 2007 as Document No. 0706860007; (i) terms and conditions contained in the Easement Agreement by and between Greek Town Retail Partners LLC and Greek Town Residential Partners LLC relating to Drainage Easement and Maintenance Agreement recorded June 27, 2007 as Document No. 0717831072 ; (j) Terms of the Easement Agreement made with Comcast of Florida/Illinois/Michigan, Inc. recorded January 15, 2008 as Document No. 0801526021; (k) liens and other matters of title over which the title insurer is willing to insure over without cost to Purchaser.

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.