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SPECIAL WARRANTY DEED

PRO TITLE GROUP, INC
15W060 N. FRONTAGE ROAD
BURR RIDGE, IL 60527

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BURR RIDGE, IL 60527



Doc#: 0824818112 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/04/2008 04:19 PM Pg: 1 of 4

Above Space for Recorder's Use Only

This Special Warranty Deed is made on this 8th day of August, 2008 by and between 6217 S. Kimbark, Inc., an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois ("Grantor") and Patrick Reed and Elizabeth [REDACTED] Reed, as husband and wife, and Donna Reed, all as joint tenants with rights of survivorship (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of ten (\$10.00) dollars and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, releases, remises and conveys unto Grantee, Patrick Reed, Elizabeth Pearson Reed and Donna Reed, the real estate described upon Exhibit "A" ("Real Estate"), attached hereto and made a part hereof by this reference, and situated in the County of Cook and State of Illinois and subject to the Exceptions and any term or condition hereinbelow.

WITNESSETH, that the Real Estate is being conveyed to Grantee together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, rights, title, interest, claim or demand whatsoever, of the Grantor, either in law or in equity, of, in and to the Real Estate, with the hereditaments and appurtenances.

WITNESSETH, that Grantee shall have and hold the Real Estate forever.

WITNESSETH, that Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to the extent, if any, the same apply.

WITNESSETH, that no previous tenants have any right of first refusal with regard to the purchase of the Real Estate.

WITNESSETH, Grantor hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the Real Estate, the rights and easements for the benefit of the Property as set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights

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PRO TITLE GROUP, INC

\$53.00

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and easements set forth in said Declaration for the benefit of the remaining Property described herein.

WITNESSETH, that the "Exceptions", when used herein, shall have the following meaning:

- (1) general real estate taxes not due and payable at the time of Closing;
- (2) terms, limitations and conditions imposed by the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) all applicable zoning, planned development and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) private, public and utility easements, agreements, conditions, covenants and restrictions of record, if any, that do not interfere with the use of the Purchased Unit for residential purposes;
- (7) leases and licenses affecting the Common Elements, if any;
- (8) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser;
- (9) rights, easements, terms, provisions, covenants and conditions of the Declaration
- (10) party wall rights and agreements, if any
- (11) any confirmed or unconfirmed special taxes or assessments for improvements previously or not yet completed,
- (12) installments not due at the date of Closing for any special tax or assessment for improvements heretofore completed,
- (13) Purchaser's mortgage
- (14) installments due after the date of Closing of assessments established pursuant to the Declaration;
- (15) rights of the public, and/or any governmental, and adjoining and contiguous owners to use and have maintained any drainage ditches, feeders, lateral and water retention basins located in or serving the Property; and
- (16) any and all easements and/or rights of entry, egress and ingress over and upon the Property, other than the Purchased Unit, reserved for Seller and/or his agents as per the Condominium Documents.

WITNESSETH, that all capitalized terms when used herein, unless defined under this Special Warranty Deed, shall have the meaning ascribed to them under that certain Condominium Purchase Agreement by and between Grantor and Grantee dated on or about July 10, 2008.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its authorized officer, on this 8th day of August, 2008.

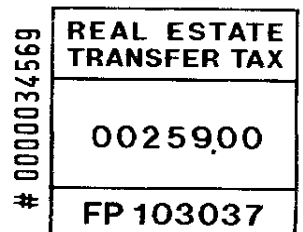
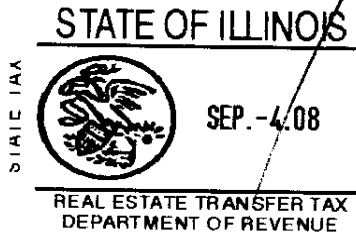
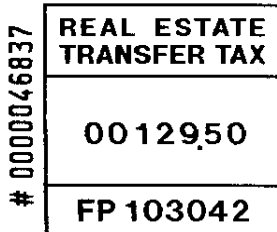
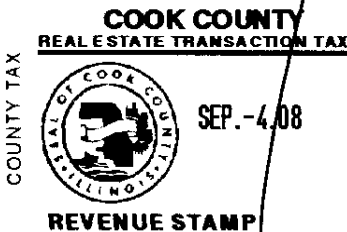
6217 S. Kimbark, Inc.
an Illinois corporation

By: George Bahramis
Its: President

City of Chicago
Dept. of Revenue
562070
09/04/2008 14:58 Batch 00723 82



Real Estate
Transfer Stamp
\$2,719.50



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EXHIBIT "A"

Unit 2-N and Parking ^{UNIT}Space P-5 in the 6217 South Kimbark Condominiums, as delineated on a Plat of Survey of the following tract of land:

Lot 22 IN BLOCK 5 IN THE SUBDIVISION OF BLOCKS 3 & 5 OF O.R.KEITH'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

which Plat of Survey is attached to Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 6217 South Kimbark Condominium Association recorded August 7, 2008 as document number 0822010111 together with its undivided percentage interest in the common elements.

Common Address: 6217 South Kimbark Avenue
Unit 2N
Chicago, Illinois 60637

Property Index Number: 20-14-413-003-0000

Cook County Clerk's Office

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This instrument prepared by:

Kostas L. Cios
Stotis & Baird Chartered
200 West Jackson Blvd., S-1050
Chicago, IL. 60606

Please send all future tax bills to:

Patrick Reed and Elizabeth Pearson Reed
6217 S. Kimbark
Unit 2N
Chicago, IL. 60637

Please send recorded document to:

Daniel Hofstetter
~~6217 S. Kimbark~~
6217 S. Kimbark
Chicago IL 60637
800 Waukegan Rd S-200

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public for the State and County aforesaid, do hereby certify that George Bahramis, President of 6217 S. Kimbark, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged as such President that he signed, sealed, and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Dated: August 8, 2008

Geraldine M. Greenwood
Notary Public
My Commission Expires: March 7, 2011



Property of Cook County Clerk's Office