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This Document Prepared by:

Scott I. Yu Attorney at Law 70 W. Madison, Suite 3700 Chicago, IL 6002

**852**695**707**9D

9-17 CIT Doc#: 0826957079 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 09/25/2008 10:37 AM Pg: 1 of 4

SPECIAL WARRANTY DEED Individual

THIS INDENTURE, made this day of September 2008, between ADA BDA, LLC, an Illinois Limited Liability Company, ("Grantor") and EDYE PARKS, ("Grantee"), whose address is 375 West Erie, Unit 321, Chicago, Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by Grantee to the Grantor, the receipt whereof is hereby acknowledged, and by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, his/her heirs and assigns, FOREVER, all of the following described real estate situated in the Councy of Cook and State of Illinois known and described as follows, to wit:

\*WILKOWSKI, GERY M. WILKOWSKI, AND RITH WILKOWSKI as JOINT SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF TEMAN

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, his/her heirs and assigns forever.

Grantor also hereby grants to Grantees, its successors and assigns, and 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, condition, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

And the Grantor, for itself, and its successors, does convenant, promise and agree, to and with the Grantees, his/her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under Grantor, Grantor WILL WARRANT AND DEFEND,

Subject to: (i) Real estate taxes not dues and payable to the delivery of this deed; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable as of the date hereof; (iii) the Condominium Property Act of the State of Illinois and Section 13-72 of the Municipal Code of the City of Chicago, Illinois, including all amendments thereto; utility

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easements including any easements established by or implied from the Declaration, or amendments thereto: (vi) covenants, conditions, agreements, building lines and restrictions; (viii) road and highways, if any (ix) existing leases and licenses affection the Common Elements; (x) acts done or suffered by the Grantees or anyone claiming by, through or under Grantees; and (xi) Grantee's mortgage, if any.

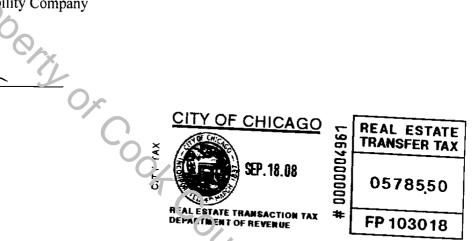
Permanent Real Estate Index Number: 17-08-103-023-0000 (Underlying PIN)

Address of Real Estate: 742 North Ada, Unit 4N, Chicago, Illinois 60622

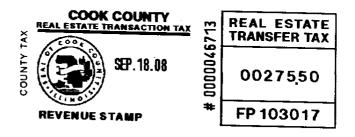
IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of this day and year first written above.

ADA BDA, LLC,
An Illinois Limited Liability Company

Name: David Krug Its: Manager







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STATE OF ILLINOIS ) SS. COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David Krug, 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 instrument as nis free and voluntary act, for the uses and purposes therein set forth.

Given under my hand an notarial seal this 16 day of

"OFFICIAL SEAL" SCOTT I YU

Notary Public, State of Illinois My Commission Expires Dec. 19, 2009

This instrument was prepared by:

County Clark's Scott I. Yu, Three First National Plaza, Suite 3700, Chicago, Illinois 60602

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## UNOFFICIAL CO

**ORDER NO.:** 1301

- 004392451

ESCROW NO.: 1301

- 004392451

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STREET ADDRESS: 742 NORTH ADA STREET UNIT # 4N

CITY: CHICAGO

ZIP CODE: 60642

COUNTY: COOK

TAX NUMBER: 17-08-103-023-0000

DOOP OF COOP **LEGAL DESCRIPTION:** 

PARCEL 1: UNIT 4N TOGETHER WITH ITS UNDIVIDED FERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 742 NORTH ADA CONDOMINIUM AS DEL'NEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0729015086, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-4N, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.