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Special Warranty Deed

THE GRANTOR,
Westernview II, LLC, an Illinois limited liability company, with its principal place of business at 3931 West Dickens, City of Chicago, State of Illinois, County of Cook, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid,

Doc#: 0831156001 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/06/2008 09:56 AM Pg: 1 of 4

Horizon View Title, Inc.

File No. 08-0036212

1 of 3 **CONVEYS and WARRANTS** against any person claiming by, through or under Grantor to **Raza Ali Kahn**, all of its right, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above for recorder's use only)

SEE ATTACHED LEGAL DESCRIPTION

P.I.N. 19-01-215-157 (Affects Underlying Land)

Commonly Known As: 4158 S. Western, Unit 2, Chicago, Illinois 60609 (including Parking Space No. 1)

Subject to: (i) current non-delinquent real estate taxes and taxes for subsequent years; (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; (iv) the Declaration, including all amendments and exhibits attached thereto; (v) public, private and utility easements including any easements established by or implied from the Declaration, or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions of record; (vii) applicable building and zoning laws, statutes, ordinances and restrictions; (viii) road and highways, if any; (ix) leases and licenses affecting Common Elements and/or the common property governed and operated by the 4158 S. Western Condominium Association; (x) acts done or suffered by the Grantee or anyone claiming by, through or under Grantee; and (xi) Grantor's mortgage.

The Grantor assigns to the Grantee the exclusive right to use, as a Limited Common Element appurtenant to Unit 2 and Parking Space 1 described above, as designated on the plat of survey described above, subject to all terms and provisions of the Declaration.

The 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.

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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, if any, of Unit 2 and parking space 1 has failed to exercise the statutory right of first refusal, and has thus waived said right.

DATED this 31 day of October 2008.

Westernview II, LLC

[Signature]

By: Manager & Authorized Agent to Execute this Special Warranty Deed

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
566388 \$3,885.00
11/03/2008 09:36 Batch 36076 24



STATE OF ILLINOIS

STATE TAX



NOV.-6.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002279

REAL ESTATE
TRANSFER TAX

00370.00

FP 103051

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



NOV.-6.08

REVENUE STAMP

0000002299

REAL ESTATE
TRANSFER TAX

00185.00

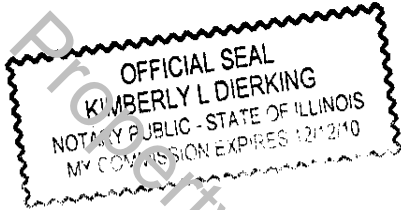
FP 103048

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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 of Illinois, DO HEREBY CERTIFY that Igor Krivoruchko is personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared to me this day in person, and acknowledged they signed this instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 31 day of October, 2008.



[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Kaplan Law Offices, P.C.
4043 Dempster Street
Skokie, Illinois 60076
(847) 676 - 8600

MAIL TO:
Raza Ali Khan
2506 W Touhy
Chicago IL 60645

SEND TAX BILLS TO:
Raza Ali Khan
2506 W Touhy
Chicago IL 60645

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Horizon View Title, Inc. as agent for Ticor Title

Commitment Number: 08-00362P

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

PARCEL 1:

UNIT 2 IN 4158 S WESTERN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE.

LOTS 9 THROUGH 15 (INCLUSIVE) IN BLOCK 1 IN PHARE AND SACHETT'S SUBDIVISION OF THE NORTH 1/2 ACRES OF THE SOUTH 32 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE NORTHERLY 145.20 FEET) IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2008 AS DOCUMENT NUMBER 0826931068; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE DECLARATION OF CONDOMINIUM AND PLAT OF SURVEY RECORDED AS DOCUMENT 0826931068.

PERMANENT INDEX NUMBERS: 19-01-215-157-0000 (NOTE: AFFECTS THE LAND AND UNDERLYING PROPERTY)

COMMONLY KNOWN AS: 4158 S. WESTERN AVE., UNIT 2, CHICAGO, ILLINOIS 60609