

This Instrument Prepared by:
Jeffrey S. Arnold
Rudnick & Wolfe
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601



09175448

After Recording Return to:
Roger V. McCaffrey, Esq.
19 S. LaSalle Street
15th Floor
Chicago, IL 60603

Send Subsequent Tax Bills to:
Nazzareno E. Liegghio

This space reserved for Recorder's use only.

1757- I North Paulina
Chicago, IL 60622

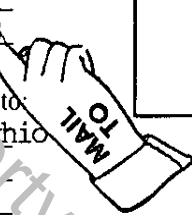
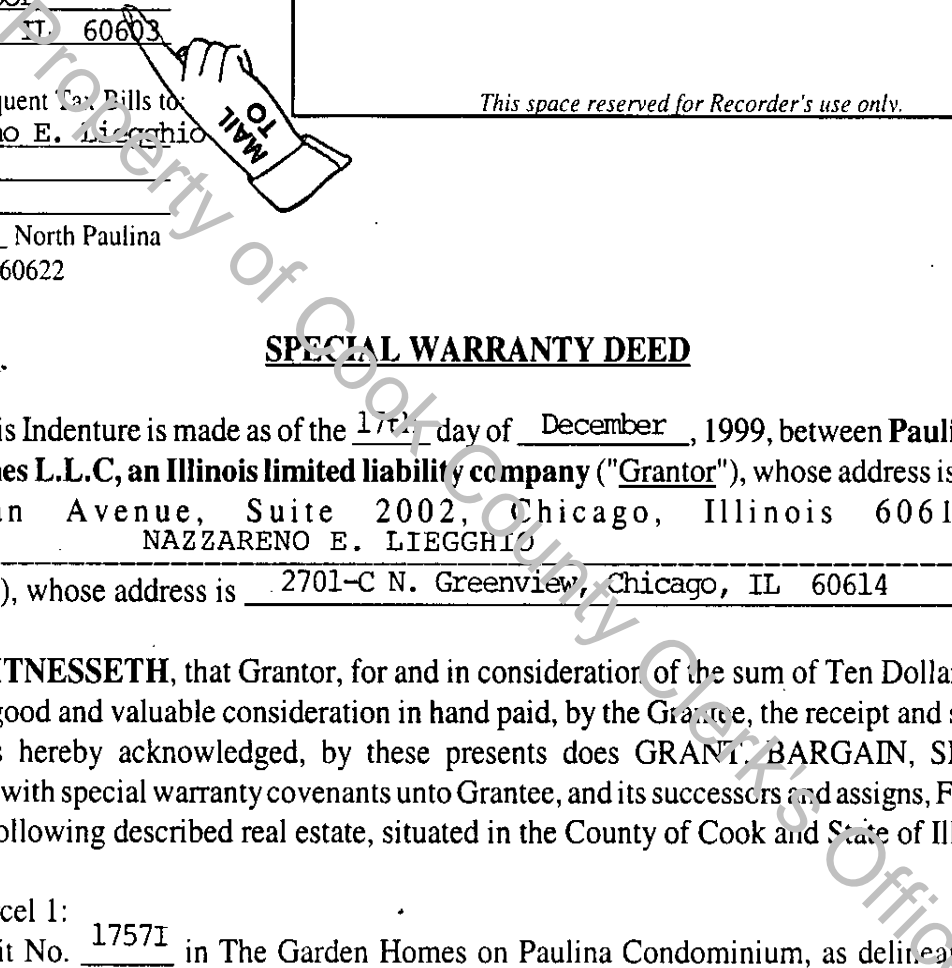
SPECIAL WARRANTY DEED

This Indenture is made as of the 17th day of December, 1999, between **Paulina Manor Townhomes L.L.C, an Illinois limited liability company ("Grantor")**, whose address is 900 North Michigan Avenue, Suite 2002, Chicago, Illinois 60611, and **NAZZARENO E. LIEGGHIO** ("Grantee"), whose address is 2701-C N. Greenview, Chicago, IL 60614;

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Parcel 1:
Unit No. 1757I in The Garden Homes on Paulina Condominium, as delineated on and defined on the plat of survey of the following described parcel of real estate: ALL OF LOTS 59 THROUGH 69, BOTH INCLUSIVE, IN J.G. KEENAN'S SUBDIVISION OF BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded March 17, 1999 as Document No. 99260914, as amended from time to time, together with its undivided percentage interest in the common elements.

1757 I N Paulina



Parcel 2: P-17
& P-18
The exclusive right to the use of Parking Space Number _____, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

1757I
Commonly known as Unit _____, 1757 North Paulina Street, Chicago, Illinois. Part of PINs 14-31-422-014, 14-31-422-016 and 14-31-422-017.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the 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 the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

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

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) the Declaration, including all amendments and exhibits; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any, whether recorded or unrecorded; (h) covenants, conditions, restrictions, permits, easements and agreements of record; and (i) liens and other matters of title over which Near North National Title Corporation is willing to insure without cost to Grantee, provided none of the foregoing materially adversely affect Grantee's use of the Purchased Unit as a condominium residence.

