

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

MAIL TO:

Jason Baeten & Monika Kowalewski  
2930 N. Sheridan Rd., Unit 1608  
Chicago IL 60657

NAME AND ADDRESS OF TAXPAYER:

Jason Baeten & Monika Kowalewski  
2930 N. Sheridan Rd., Unit 1608  
Chicago IL 60657



Doc#: 0929240146 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/19/2009 03:50 PM Pg: 1 of 3

ABOVE SPACE FOR RECORDER USE

This indenture, made this 7th day of October, 2009, between 2930 North Sheridan, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, Grantor, and Grantees, JASON BAETEN & MONIKA KOWALEWSKI, as joint tenants and not as tenants in common, whose address is 1570 N. Prospect Ave. Apt. 106, Milwaukee, Wisconsin, WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: As more fully described in Exhibit A attached hereto (the "Unit").

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, right, title, interest, claim or demand whatsoever, of 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 Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its 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 it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes and installments of special assessments not yet due and payable;
- (b) the Illinois Condominium Property Act;
- (c) the Declaration, including all Exhibits thereto, as amended from time to time;
- (d) covenants, restrictions, agreements, conditions and building lines of record;
- (e) easements existing or of record;
- (f) leases of or licenses with respect to portions of the Common Elements, if any;
- (g) existing leases and tenancies, if any, with respect to the Unit;
- (h) encroachments, if any; and
- (i) acts done or suffered by Grantee.

TICOR TITLE

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Permanent Real Estate Index Number(s): 14-28-118-053-1179

Address(es) of real estate: Unit 1608, 2930 N. Sheridan Rd., Chicago, IL 60657

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Member the day and year first above written.

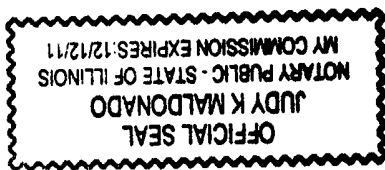
2930 NORTH SHERIDAN LLC,  
an Illinois limited liability company

By: [Signature]  
ROBERT KROUPA, its Member

STATE OF ILLINOIS )  
                              ) SS  
COUNTY OF COOK )

I, Judy K. Maldonado, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Kroupa, Member of 2930 North Sheridan LLC, 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 he/she signed and delivered the foregoing instrument pursuant to authority given by 2930 North Sheridan LLC for the uses and purposes therein set forth.

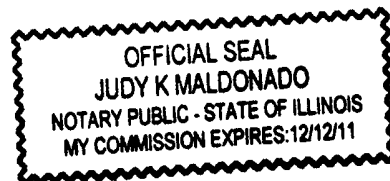
Given under my hand and official seal this 7th day of October, 2009.



[Signature]  
Notary Public

Commission expires: 12/12/2011

This document prepared by: Gael Morris  
Lawrence, Morris & Maldonado, 2835 N. Sheffield Ave., Suite 232, Chicago, Illinois 60657



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## EXHIBIT A

PARCEL 1:

UNIT 1608 IN THE 2930 NORTH SHERIDAN TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 'A' (EXCEPT THAT PART TAKEN AND DEDICATED FOR SHERIDAN ROAD) AND LOTS 1, 2 AND 3 IN BLOCK 2 GILBERT HUBBARD'S ADDITION TO CHICAGO OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0715022027; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THE TENANT, IF ANY, OF THIS UNIT HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO THE ACT AND THE CODE, OR IS THE PURCHASER THEREOF.

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 said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

