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JOHN MANTAS 1300 WEST HIGGINS **SUITE 209** PARK RIDGE, ILLINOIS 60068

1001247035 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/12/2010 10:32 AM Pg: 1 of 3

4397249(1/2)

SPECIAL WARRANTY DEED

THIS INDENTURE made this __30TH day of _NOVEMBER_, 2009 between 1549 SHERWIN LLC, an Illinois 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, as GRANTOR, and DANIEL S. BOWLES, as GRANTEE(S).

* A unmarried man

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hard vaid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to his heirs and assigns, FOREVER, all of the following ascribed real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION:

UNIT 306 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WEST SHERWIN PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO __0734003101__ IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL IDENTIFICATION NUMBER: 11-29-316-030-1021

COMMONLY KNOWN AS: 1549 WEST SHERWIN AVENUE, UNIT 303 CHICAGO, **ILLINOIS 60626**

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, unto the Grantee, either in law or in 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 Grantee, its heirs and assigns forever.

Grantor also hereby grants to Grantee, his, her or their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain DECLARATION dated the _30TH_ day of _NOVEMBER_, 2007, and recorded on _DECEMBER____, 2007_, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number _0734003101, as amended from time to time, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining real estate described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

1001247035 Page: 2 of 3

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IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written. 1549 SHERWIN LLC BY SAMOILA DAMSA *M*EMBER STATE OF ILLINOIS) SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that SAMOILA DAMSA, SOLE MANAGING MEMBER OF 1549 SHERWIN LLC, AN ILLINOIS L'MITED LIABILITY COMPANY, Grantor, personally known to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged hat he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this _30TH _ day of _NOVEMBER_, 2009.

Notary Public

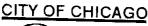
FARNAZ HAKIMIAN COMMISSION EXPIRES 03/01/10 _______

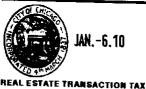
THIS INSTRUMENT WAS PREPARED BY:

KLISE & BIEL, LTD. 1478 WEST WEB TEL AVENUE, CHICAGO, ILLINOIS 60614

Send Subsequent Tax Bills To:

DANIEL S. BOWLES 1549 WEST SHERWIN AVENUE **UNIT 306** CHICAGO, ILLINOIS 60626





DEPARTMENT OF REVENUE

CITY TAX



The Clerk's STATE OF ILLINOIS



JAN.-6.10

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE



CITY OF CHICAGO



DEPARTMENT OF REVENUE



COOK COUNTY ESTATE TRANSACTION TAX



JAN.-6.10

#	FP 103017
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REAL ESTATE

TRANSFER TAX

1001247035 Page: 3 of 3

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EXHIBIT A

TO SPECIAL WARRANTY DEED DATED ___/2//8__, 2009 CONVEYING UNIT NO. _306_ AT 1549 WEST SHERWIN AVENUE, ILLINOIS 60626

15.0 Remedy. If any legal action is commenced within ten (10) years after closing by or on behalf of Buyer, its successors or assigns, against Seller, its agents, servants or any shareholder, officer, director or partner (general or limited) of Seller or any other party affiliated with Seller ('Seller"), for any claim or cause of action arising directly or indirectly from the purchase, or use, occupancy, construction or operation of the Premises, then, at the option of Seller, within a period of one (1) year from the date of institution of said action, and upon sixty (60) days prior written notice to Buyer, Seller may tender to Buyer One Hundred Five (105%) percent of the original purchase price (plus or minus prorations of current general real estate taxes and/or monthly assessments and other similar proratable items) and Buyer shall tender clear and marketable title to Seller, free of any liens, claims or encumbrances, by Warranty Deed and other customary closing documents, together with an ALTA Title Insurance Policy insuring good and marketable title to the Premises, possession of the Premises, and a release of all claims against Seller, and this transaction shall then be deemed rescinded. Buyer shall bear the cost of all title insurance, recordings and transfer stamp charges in the amount of the purchase price set forth in this Paragraph. Seller's remedy under the Paragraph is hereby subordinated to the rights of the holder of any mortgage or trust deed hereafter placed upon the dwelling unit and the parking unit (if any). The transaction shall be closed through a customary deed and money escrow with the title insurer. This paragraph shall survive the closing and the delivery of the deed thereunder.