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Doc#: 1008412004 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/25/2010 08:41 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 15th day of March, 2010, by and between 1308 NORTH BOSWORTH 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 CHRISTOPHER ELLIS and MARISA ELLIS, husband and wife, of 3920 N. Sheridan Road, Unit 508, Chicago, Illinois 60613, ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the authority given by its sole Member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantees' heirs and assigns, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY with the right of survivorship, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 1 IN THE LITTLE BOSWORTH CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 36 IN THOMAS HURFORD'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 11 IN THE CANAL TRUSTEE'S SUBDIVISION IN THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 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 AS DOCUMENT NUMBER 1001234080; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1001234080.

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, rights, title, interests, claim or demand whatsoever, of the Grantor, 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, and Grantees' heirs and assigns, forever, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY with the right of survivorship.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their 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 it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to

BOX 334 CTI

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Property of Cook County Clerk's Office

STATE OF ILLINOIS MAR. 23. 10 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000000655	REAL ESTATE TRANSFER TAX
		00435.00
		FP 103032

COOK COUNTY REAL ESTATE TRANSACTION TAX MAR. 24 10 REVENUE STAMP	# 0000000655	REAL ESTATE TRANSFER TAX
		00214.50
		FP 103034

CITY OF CHICAGO MAR. 23. 10 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000005868	REAL ESTATE TRANSFER TAX
		04567.50
		FP 103033

BOX 337 CT

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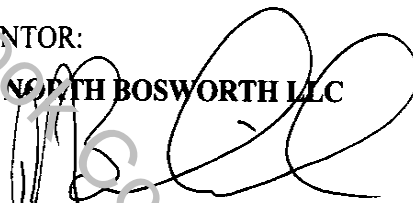
claim the same, by, under or through Grantor, but not otherwise, and subject to: the Warranties given herein are limited to the acts of the Grantor and are further subject to:

(1) real estate taxes not yet due and payable; (2) applicable zoning and building laws or ordinances; (3) the Declaration of Condominium Ownership and of Easements, Restrictions, and Covenants and By-Laws for Little Bosworth Condominium Association recorded as document number 1001234080 ("Declaration"), including any and all exhibits thereto and amendments, as amended from time to time, thereof as permitted by the Declaration and the Act; (4) provisions of the Act; (5) easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially affect the intended use of the Premises as a residential condominium; (6) installments due after the date hereof for assessments levied pursuant to the Declaration; (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (8) liens, encroachments and other matters as to which the Title insurer commits to insure Buyer against loss or damage.

Permanent Real Estate Index Number(s): 17-05-115-054-0000.
Address of Premises: 1308 N. Bosworth Ave., Unit 1, Chicago, Illinois 60642.

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

GRANTOR:
1308 NORTH BOSWORTH LLC

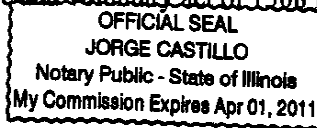
By: 
Name: Mark Berlinski
Its: Sole Member & Authorized Signatory


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 MARK BERLINSKI, sole Member of 1308 NORTH BOSWORTH 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 that as such sole Member, he or she signed and delivered the said instrument as his or her free and voluntary act and as the free and voluntary act of 1308 NORTH BOSWORTH LLC, for the uses and purposes therein set forth.

Dated: 03/15/2010

(SEAL)




Notary Public

My commission expires on 04/01/2011

Instrument Prepared By:

Victor R. Fernandez, Esq.
1937 W. Irving Park Rd, 2nd Flr.
Chicago, Illinois 60613

Send Tax Bills To:

Christopher Ellis & Marisa Ellis
1308 N. Bosworth Ave, Unit 1
Chicago, Illinois 60642

Mail Recorded Document To:

Cambi L. Cann, Esq., LEED GA
620 West Barry, Suite 3N
Chicago, Illinois 60657