SH 4633

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SPECIAL WARRANTY DEED Statutory (Illinois)



THE GRANTOR, 6200 N. ROCKWELL (CHICAGO), LLC, an Illinois limited liability company, of the City of Coleago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, CONVEYS and WARRANTS to Dennice Catherna, 3723 N. Troy 1st Floor, Chicago, IL 60618 (the "GRANTEE"), the following descrit ed real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

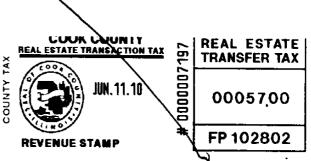
[See Exhibit A attached hereto and made a part hereof]

Subject only to the following exceptions: (i) general real estate takes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership and of Easements Recrictions, Covenants and By-Laws for The Rosewell Condominium Association, Inc. (the "Declaration"); (viii) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (ix) Encroachments, which do not effect the use of the Unit as a residence; and (x) acts of Purchaser

Permanent Real Estate Index Number: 13-01-211-037-1011

Address of Real Estate: 2607 W. Rosemont, Unit A, Chicago, Illinois, 60659





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Dated as of the Handle day of June	<u>u</u>	_, 2010	
		N. Rockwell (Chicago), LLC linois limited liability company Daniel G. Dvorkin, Manager	n
STATE OF ILLINOIS	,	STATE OF ILLINOIS AT THE STATE OF ILLINOIS AT THE STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
O _j c) SS.		
COUNTY OF COOK)	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# FP 102808
aforesaid, DO HEREBY CERTIFY Rockwell (Chicago), LLC, an Illino me to be the same person whose na appeared before me this day in pers delivered the said instrument as his therein ser forth. GIVEN under my hand and official OFFICIAL SEAL MARILYN K THORPE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/27/11 This instrument prepared by McC	that I is limited in the second in the secon	ited itability company, and persona subscribed to the foregoing instrumed acknowledged that he signed, seand voluntary act, for the uses and p	00 N. Illy known to ment, aled and purposes
Upon Recording Mail to: DENNICE CARMONA 1607 W. FOSEMONT, LANT A CHIKACO, IL GOES		Send Subsequent Tax F	

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 2607-A IN ROSEWELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 2 IN T.J. GRADY'S GREEN BRIAR ADDITION TO THE NORTH EDGEWATER, BEING A SUBDIVISION OF THE EAST 20 ACR. OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 25, 2006 AS DOCUMENT 0623739045 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"Grantor also hereby grants Grantee, it's successors and a signs, 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

"This Deed to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were received and stipulated at length herein."

THE TENANT OF THE UNIT EITHER WAIVED OR FAIL TO EXERCISE THE OPT. ON TO PURCHASE THE SUBJECT UNIT.