



Doc#: 1022341012 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/11/2010 10:54 AM Pg: 1 of 3



Chicago Title Insurance Company  
**SPECIAL WARRANTY DEED**  
(LLC to Individual)

1801 SARKIS 1081

BIC

WD

ST 5717373

ON

THIS INDENTURE made this 27<sup>th</sup> day of JULY, 2010 between HPB Lake Park, 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, party of the first part, and Myriame Casimir, an unmarried person,

(GRANTEE'S ADDRESS) 2801 S. King Dr. #1701, Chicago, Illinois 60616

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit 'A' attached hereto and made a part hereof

**SUBJECT TO:** (1) real estate taxes not yet due and payable; (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments; (3) applicable zoning and building laws or ordinances; (4) the Declaration including any and all amendments and exhibits thereto; (5) provision of the Illinois Condominium Property Act (the "Act"); (6) easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence; (7) leases and licenses affecting the Common Elements (as defined in the Declaration); (8) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; (9) liens, encroachments and other matters to which the Title Insurer commits to insure Buyer against loss or damage; and (10) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the deed.

Permanent Real Estate Index Number(s): 20-02-400-076-1010 and 20-02-400-076-1016

Address(es) of Real Estate: 4405 S. Lake Park Ave. 1 S, Chicago, Illinois 60653

Together with all the singular and 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 the said party of the first part, 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 the said party of the second part, their heirs and assigns forever.

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And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, 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 incumbered 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 FOREVER DEFEND.**


In Witness Whereof, said party of the first part has caused name to be signed by its Manager, the day and year first above written.

HPB Lake Park, LLC

By *Claudio Ricci*  
Claudio Ricci  
Manager

STATE OF ILLINOIS, COUNTY OF Cook ss.

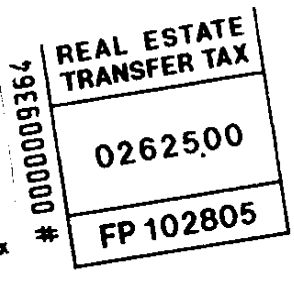
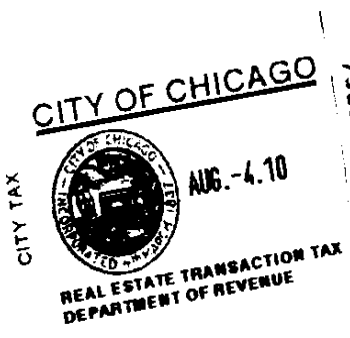
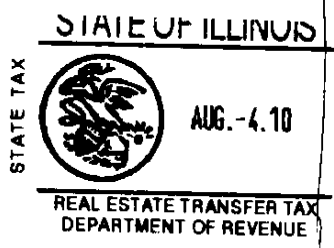
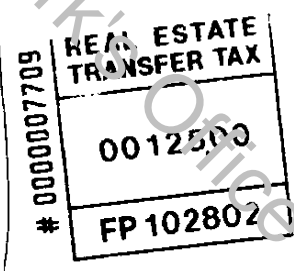
I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Claudio Ricci, personally known to me to be the Manager of the HPB Lake Park, LLC the same person(s) whose name is subscribed to the forgoing instrument, appeared before me this day in person and signed and delivered the said instrument as his free and voluntary act.

Given under my hand and official seal, this 20<sup>th</sup> day of July, 2010  
 *Gabrielle R. Pickett* (Notary Public)

**Prepared By:**  
Robert S. Ross  
500 N Dearborn St. #1016  
Chicago, Illinois 60654

**Mail To:**  
*Benjamin W. Wong*  
2615 N Sheffield Ave.  
Chicago, IL 60614

**Name & Address of Taxpayer:**  
Myriame Casimir  
4405 S. Lake Park Ave., Unit # 1S  
Chicago, IL 60653



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## **EXHIBIT 'A'** **Legal Description**

UNIT NUMBERS 4405 - 1 AND P - 7 IN THE MUSEE PLACE CONDOMINIUMS AS DELINEATED IN A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 5 FEET OF LOT 26, ALL OF LOT 27 AND THE NORTH 2 FEET OF LOT 28 IN HIGGINS RESUBDIVISION OF NUTT'S LAKE SHORE SUBDIVISION OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND

THE SOUTH 23 FEET OF LOT 28, ALL OF LOT 29 AND THE NORTH 10 FEET OF LOT 30 IN HIGGIN'S RESUBDIVISION OF NUT LAKE SHORE SUBDIVISION OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 31, 2006 AS DOCUMENT 0620415102, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

"GRANTOR ALSO HEREBY GRANTS TO THE 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 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 ALL ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."