



SPECIAL WARRANTY DEED

Doc#: 1026716054 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/24/2010 01:54 PM Pg: 1 of 3

THIS AGREEMENT, made this      day of  
**JAN 21 2009**, 2008 between to **BAROREO  
LLOYD CORP**, a corporation created and  
existing under and by virtue of the laws of the  
state of Delaware and duly authorized to  
transact business in the State of Illinois as  
Grantor, and **MIL PROPERTY GROUP,  
LLC SERIES 2**,

\_\_\_\_\_ as  
GRANTEE(S), WITNESSETH, GRANTOR,  
for and in consideration of Ten Dollars (\$10.00)  
and other good and valuable consideration in  
hand paid by the GRANTEES(S), the receipt of  
which is hereby acknowledged, and pursuant to  
authority of the Board of Directors of said  
corporation, does hereby REMISE, RELEASE,  
ALIEN AND CONVLY unto the  
GRANTEES(S), and to their heirs and assigns,  
FOREVER, all the following described real  
estate, situated in COOK County, Illinois  
known and described as follows, to-wit:

PARCEL 1: UNIT 2 IN THE 4735 SOUTH INDIANA CONDOMINIUM AS DELINEATED ON A SURVEY  
OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 1/2 OF LOT 17 IN BLOCK 2 IN H.B.  
BRYANT'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST  
1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHBIT "B" TO THE  
DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0520927016, TOGETHER  
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY,  
ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-02, A LIMITED COMMON  
ELEMENT ("LCE") AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS  
FOR THE BENEFIT OF UNIT 2, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM.

Commonly known as: 4735 S. INDIANA AVE, CHICAGO, IL 60615

BOX 15

PIN: #20-10-103-033-1002 **FIDELITY NATIONAL TITLE**

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 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 the GRANTEE(S), their heirs and assigns forever.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the  
GRANTEE(S), their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises  
herby granted are, or maybe, in any manner encumbered or charged.

C.F.  
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Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The following reservations from and exceptions to this conveyance and the warranty of title made herein shall apply:

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein-described property (hereinafter, the "Property");
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;
- (3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any on the Property), ownership, or both, the payment of which Grantee assumes; and
- (6) Any conditions that would be revealed by a physical inspection and survey of the Property.

IN WITNESS WHEREOF, the party of the first part has caused its name to be signed to these presents by its Assistant Secretary, and, if applicable, to be attested by its Assistant Secretary, the day and year first above written.

BAROREO LLOYD CORP

*[Signature]*  
Noriko Colston

ATTEST:

*[Signature]*  
Tonya Blechinger

CITY OF CHICAGO

CITY TAX



SEP. 14. 10

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000014707

REAL ESTATE TRANSFER TAX
0036750
FP 102803

MAIL TO:

MIL PROPERTY GROUP  
687 N. MILWAUKEE  
CHICAGO, IL 60642

SEND SUBSEQUENT TAX BILLS TO:

MIL PROPERTY GROUP  
687 N. MILWAUKEE  
CHICAGO, IL 60642

THIS DOCUMENT WAS PREPARED BY:

Barbara J. Dutton, Dutton & Dutton P.C., 10325 W. Lincoln Highway, Frankfort, IL 60423

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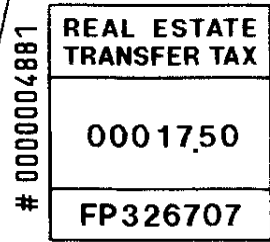
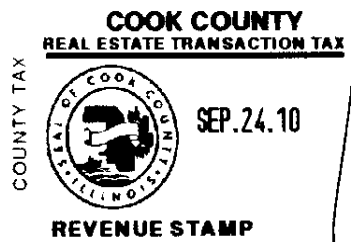
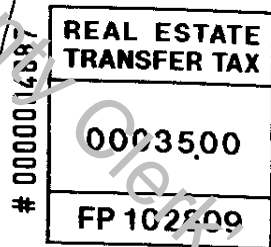
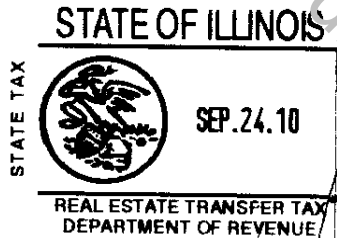
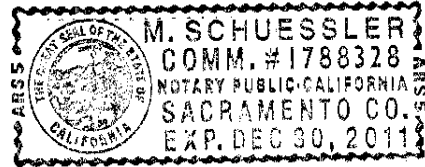
State of California }  
County of Sacramento } ss.

On JAN 21 2009, before me, M. Schuessler, Notary Public, personally appeared Noriko Colston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

M. Schuessler  
Notary Signature M. Schuessler



Property of Cook County Clerk's Office