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SPECIAL WARRANTY DEED

MAIL TO:

Daniel B. Levy 103 Schelfer Med. Lincolnstre 16 6069 11015862310

Doc#: 1101805031 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.0r Cook County Recorder of Deeds Date: 01/18/2011 08:50 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

1346 Chesapeake Dr. K. Weer IC 60017

THE GRANTOR, 1810 W. GRACE ST., 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, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged by these presents and pursuant to authority given by the Board of Direct are of said limited liability company, does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEES:

JOHN VLAJKOVIC and PATRICIA VLAJKOVIC, Husband and Wife,

of 23436 Chesapeake Drive, Kildeer, Illinois 60047 not as Tenants in Common, nor as Tenants by the Entirety, but as JOINT TENANTS

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Property Address:

1810 West Grace Street, Parking Unit P-20, Chicago, Illinois 60613

PIN:

14-19-212-041-0000 (Underlying Land)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equally, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises, above described, with the appurtenances, unto the Grantee, as Husband and Wife, not as Tenants in Common, nor as Tenants by the Entirety, but as JOINT TENANTS forever.

EITHER (A) NO TENANT HAD A RIGHT OF FIRST REFUSAL TO PURCHASE THE PROPERTY ON THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); (B) AT THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 OF THE ACT, THE UNIT WAS OCCUPIED AND THE TENANT THEREOF FAILED TO EXERCISE OR WAIVED ITS FIRST RIGHT AND OPTION TO PURCHASE THE UNIT, ALL AS PROVIDED IN THE ACT, OR (C) THE GRANTEE WAS A TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE PROPERTY TO CONDOMINIUM.

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Grantor also hereby grants to the Grantees, 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 to 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.

This deed is further subject to only (a) general real estate taxes and assessments not due and payable at the time of closing; (b) raty wall rights and agreements, easements, covenants, conditions, restrictions, ordinances and building lines of record; (c) easement agreements which may hereafter be executed by Seller; (d) the Act; (e) the Declaration, in Juling all amendments and exhibits thereto, and conditions of title set forth therein; (f) applicable zoning and building laws and ordinances; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Pur theser; (h) other title exceptions, if any, including mechanic's lien claims; (i) special service area assessments; (i) environmental disclosure document recorded with the Cook County Recorder on December 9, 1994 as Document No. 04033594; and (k) No Further Remediation Letter recorded with Cook County Recorder on December 15, 200° as Document No. 0934939033 (the exceptions set forth in clauses (a) through (k) are hereinafter collectively called the "Permitted Exceptions").

WITNESS WHEREOF, Grantor hes caused its name to be signed to these presents by its Manager

1810 W. GRACE ST., LLC ar Illinois limited liability company

(Seal) its: Mana ger

State of Illinois } ss County of Cook

I, the undersigned, a Notary Public in and for said county, in the state afores aid, DO HEREBY CERTIFY that K. NICHOLAS KOPLEY, personally known to me to be the Manager of said Limited Liability Company, and 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 Manager he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Members of said Limited Liability Company, as his free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1th day of

Commission Expires: March 16, 2014

NOTARY PUBLIC

NAME AND ADDRESS OF PREPARER: John Skoubis, Esquire SKOUBIS & MANTAS, LLC 1300 West Higgins Road, Suite 209 Park Ridge, Illinois 60068

OFFICIAL SEAL JOANN FONTANA-MUELLER Notary Public - State of Illinois My Commission Expires Mar 16, 2014

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LEGAL DESCRIPTION

PARCEL 1: PARKING UNIT <u>P-20</u> IN THE LOFTS AT 1800 CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 6, BOTH INCLUSIVE, AND THE EAST 1/3 OF LOT 7, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING THE SOUTH LINE OF SAID LOTS 1 TO 6, BOTH INCLUSIVE, AND THE EAST 1/3 OF LOT 7; ALSO LOTS 43 TO 48, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH AND ADJOINING THE NORTH LINE OF SAID LOTS 43 TO 48, BOTH INCLUSIVE, ALL IN BLOCK 10 IN FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14, 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4), IN COOK COUNTY, ILLINOIS;

AND

THE EAST 8 1/3 FEET OF LOT 42 TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF THE EAST 8 1/3 FEET OF SAID LOT 42 IN BLOCK 16 IN FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBLIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF). IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09275340:12; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-19-212-041-0000 (Affects Underlying Land)

c/k/a: 1810 West Grace Street, Parking Unit P-20, Chicago, Illinois 60613

