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(2 of 3)



PREPARED BY:

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191 North Wacker Drive
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Doc#: 1118904026 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/08/2011 08:34 AM Pg: 1 of 4

AFTER RECORDING RETURN TO:

SUZANNE RUSIN
407 N. Northwest Hwy
Palatine IL 60067

The above space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 27th day of June, 2011, by **JWS CHARTER SPECIAL ASSETS LLC**, an Illinois limited liability company (the "**Grantor**"), having an address of 1144 West Fulton Street, Suite 210, Chicago, Illinois 60607, to **KRISTOPHER KUBICKI** and **LALEN NUTH**, (collectively, the "**Grantee**") having an address of 830 South Claremont, Chicago, Illinois 60612.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the undersigned, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and by this reference made a part hereof, 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, 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, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors 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

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except as herein recited; and that it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the permitted exceptions described as follows: general real estate taxes not due and payable; condominium declaration and bylaws; covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and the Illinois Condominium Property Act.

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Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS	# 0000001559	REAL ESTATE TRANSFER TAX
	 JUN. 28. 11		0022000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000001571	REAL ESTATE TRANSFER TAX
	 JUN. 28. 11		0011000
	REVENUE STAMP		FP 103022

CITY TAX	CITY OF CHICAGO	# 0000002825	REAL ESTATE TRANSFER TAX
	 JUN. 28. 11		0231000
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 103023

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EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

UNIT NUMBER 714-B IN THE NORTH TOWN VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF VARIOUS LOTS IN NORTH TOWN VILLAGE IN PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010906035, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PIN: 17-04-113-100-1070

ADDRESS: 714 WEST EVERGREEN AVENUE, UNIT B, CHICAGO, ILLINOIS 60610

Clerk of Cook County Clerk's Office