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DEED OF CONVEYANCE
SPECIAL WARRANTY

DEED

ILLINOIS STATUTORY

1125992

THIS AGREEMENT Made this 6th day of February, 2012, between **2200 W. MADISON GROUP, 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, Party of the first Part, and **MUHAMMAD S. SULEMAN** Party of the second part,



Doc#: 1210145027 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/10/2012 10:51 AM Pg: 1 of 3

MAIL TO:

LAKESHORE TITLE AGENCY
1301 E. HIGGINS RD
ELK GROVE VILLAGE, IL 60007

WITNESSETH, That the party of the first part, for and in consideration of TEN & 00/100 Dollars, and other good and valuable consideration in hand paid by the party of the second part, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 102 AND PSU-36 IN THE 2200 WEST MADISON CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 65 THROUGH 71 BOTH INCLUDED, IN THE SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1853 AS DOCUMENT NO. 3902 AND ALSO LOTS 6 AND 7 IN PETER B. SMALL AND OTHER'S SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEE'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 1864 AS DOCUMENT NO. 89932, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0824239056 TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. NOTE FOR INFORMATION:

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. The party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the 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 encumbered or charged, except herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim same, by through or under it, subject to: (1) general real estate taxes not due or payable at the time of closing; (2) applicable zoning and building laws and building line restrictions, and ordinances; (3) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (4) streets and highways, if any; (5) party wall agreements, if any; (6) encroachments (provided such do not materially adversely affect the intended use of the Unit); (7) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration, as amended from

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time to time; (8) the Condominium Property Act of Illinois (the "Act"); (9) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; (10) installments due after closing for assessments levied pursuant to the Declaration.

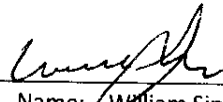
THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

Permanent Index Number(s): **17-07-329-050-1007 AND 17-07-329-050-1069**

Property Address: **2230 W. MADISON STREET, #102, PSU-36 CHICAGO, IL. 60612**

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents as of the day and year first above written.

2200 West Madison Group, LLC, an Illinois Limited Liability Company

By: 
Name: **William Sipowicz**
Its: **Member Manager**

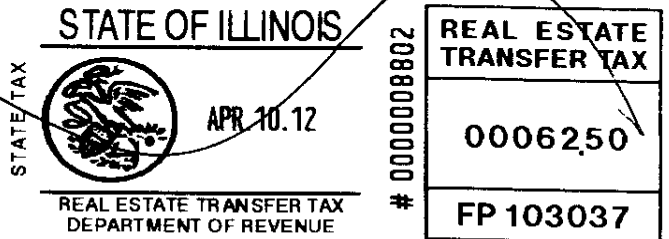
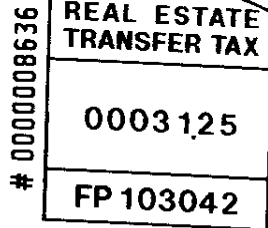
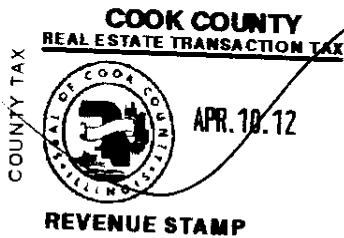
City of Chicago
Dept. of Finance
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Real Estate
Transfer
Stamp
\$656.25

Batch 4,264,735



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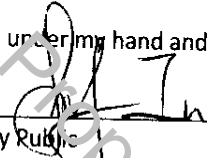
STATE OF ILLINOIS,

ss.

COUNTY OF COOK

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT William Sipowicz the Member Manager of **2200 West Madison Group, LLC** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal this 6th day of February, 2012



Notary Public



Prepared By: Economopoulos & Associates, P.C.
17 N. Wabash Ave. Suite 660
Chicago, IL 60602

Mail To: JONATHAN VOLD
900 E. NORTHWEST HWY.
MT. PROSPECT IL 60057

Name & Address of Taxpayer:
~~ANWAR HAIDER~~
~~2234 W. MADISON STREET #101~~
Chicago, Illinois 60612

MOHAMMED S SULEMAN
2113 ASHBROOK CT.
PLAINFIELD, IL 60586

Cook County Clerk's Office