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This instrument was prepared by:

Richard L. DiNardo, Esq.
Republic Bank of Chicago
2221 Camden Court
Oak Brook, IL 60523

After recording, mail to:

Robert A. Ohlhausen, Esq.
608 South Washington Street, Suite 207
Naperville, IL 60540

Send subsequent tax bills to:

Greenleaf-Paulina Apartments LLC
c/o MK Asset Investment LLC
One Rivershire Lane
Lincolnshire, IL 60069



Doc#: 1214516120 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/24/2012 03:39 PM Pg: 1 of 5

FIDELITY NATIONAL TITLE 999 100701

Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made on this 14th day of May, 2012 by 1700 GREENLEAF, LLC, an Illinois limited liability company, which has its principal place of business at 2221 Camden Court, Oak Brook, Illinois ("Grantor"), to GREENLEAF-PAULINA APARTMENTS LLC, an Illinois limited liability company ("Grantee").

WITNESSETH:

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows:

(See Exhibit 1 attached hereto and made a part hereof)

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Grantor also hereby grants to Grantee, its successors and assigns, all rights, title, interest and easements appurtenant to the above referenced property described herein.

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 Grantor either in law of 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 Grantee, its successors and assigns forever.

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Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, 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 as herein recited; and that Grantor will warrant and defend the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, other than the matters referred to in Exhibit 2 attached hereto and made a part hereof (collectively, "Permitted Exceptions").

Grantor, for itself and its successors, makes no warranties, representations or covenants whatsoever concerning the above referenced property described herein or its condition, it being expressly understood that the property is being sold **"AS IS" and "WHERE IS" with no warranties, either expressed or implied, including, but not limited to, warranties of fitness for a particular purpose.**

[Signature page follows]

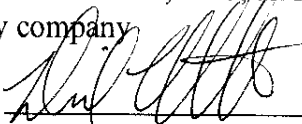
Property Address: 1700 W Greenleaf Ave
Chicago, IL 60626

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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the date first above written.

GRANTOR:

1700 GREENLEAF, LLC, an Illinois limited liability company

By: 

Name: David Livingston

Its: Manager

Property of Cook County Clerk's Office

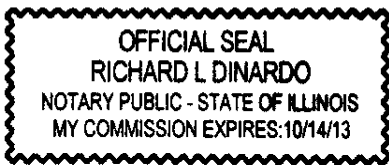
STATE OF ILLINOIS

COUNTY OF DUPAGE



} SS:

BEFORE ME, a Notary Public in and for said county and state, personally appeared David Livingston, a manager of the Grantor, 1700 GREENLEAF, LLC, an Illinois limited liability company, personally known to me, who being first duly sworn, did upon oath acknowledge that he did sign the foregoing instrument as such manager on behalf of said Grantor and is duly authorized to do so, and that the same is the free act and deed of said Grantor and his free act and deed individually.


IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 14th day of May, 2012.




Notary Public

REAL ESTATE TRANSFER		05/15/2012
	COOK	\$2,200.00
	ILLINOIS:	\$4,400.00
	TOTAL:	\$6,600.00

11-31-207-034-0000 | 20120501602504 | WLQYDW

REAL ESTATE TRANSFER		05/15/2012
	CHICAGO:	\$33,000.00
	CTA:	\$13,200.00
	TOTAL:	\$46,200.00

11-31-207-034-0000 | 20120501602504 | 7PHQG5

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Exhibit 1

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBERS 1700-G, 1700-1, 1706-1, 1710-1, 1712-1, 7044-1, 7046-1, 7050-1, 7052-1, 7054-1, 7056-1, 7058-1 IN THE GREENLEAF PAULINA CROSSING CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 16, 17 AND 18 IN BLOCK 17 IN ROGERS PARK, IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0826216057 AND AMENDED BY DOCUMENT NO. 0827718123; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

LOTS 16, 17 AND 18 IN BLOCK 17 IN ROGERS PARK, IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

EXCEPT FOR UNIT NUMBERS 1700-G, 1700-1, 1706-1, 1708-1, 1710-1, 1712-1, 7044-1, 7046-1, 7048-1, 7050-1, 7052-1, 7054-1, 7056-1, 7058-1 IN THE GREENLEAF PAULINA CROSSING CONDOMINIUM, AS DESCRIBED ABOVE IN PARCEL 1.

STREET ADDRESS: 1700-1712 W. GREENLEAF AVENUE AND 7044-7058 N. PAULINA STREET, CHICAGO, ILLINOIS 60626

PINS:

11-31-207-034-0000
11-31-207-035-1001
11-31-207-035-1002
11-31-207-035-1003
11-31-207-035-1005
11-31-207-035-1006
11-31-207-035-1007
11-31-207-035-1008
11-31-207-035-1010
11-31-207-035-1011
11-31-207-035-1013
11-31-207-035-1014

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EXHIBIT 2

Permitted Exceptions

1. Taxes for the year 2011, 2012 and subsequent years, not yet due or payable.
2. Encroachment of the fence located mainly on the property west and adjoining onto the land by approximately 0.10 feet, as shown on the Plat of Survey Number 052-03710. 16-18 prepared by Survey Systems of America, Inc. dated May 12, 2005.
3. Rights of utility companies to maintain the overhead wires located along the northerly portion of the premises as depicted on the Plat of Survey Number 052-03710. 16-18 prepared by Survey Systems of America, Inc. dated May 12, 2005.
4. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded September 18, 2008 as Document No. 0826216057 and rerecorded October 3, 2008 as Document No. 0827718123, as amended from time to time; and (B) limitations and conditions imposed by the Condominium Property Act.
5. The developer has reserved the right to add property to the condominium and, in the event of such addition, to reallocate percentage interests in the common elements. The right to add property expires seven years from recording of condominium declaration.
6. The first deed conveying each unit in a conversion condominium must contain one of the following statements: (A) the tenant of Unit _____ has waived or has failed to exercise the right of first refusal; (B) the tenant of the Unit had no right of first refusal; or (C) the purchaser of the Unit was the tenant of the Unit prior to the conversion of the building to a condominium.
7. The first deed of each individual unit should contain the following language:

“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 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.”