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SPECIAL WARRANTY DEED Statutory (ILLINOIS)

IT/made this **⊉**012 between 235 W. Van Buren Development Corporation, an Illinois corporation, duly authorized to transact business in the State of Illinois, Bentz. Daniele ("Grantor"), and, INDIVIDUALLY,

("Grantees"). WITNESSETH, that 'ne ("Grantor"), for and in consideration of the surn of TEN AND and other good and NO/100 (\$10.00)

valuable consideration, in har 1 paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Soard of Directors of said Corporation by these presents does REMISE, RELEASE, ALIEN AND CONVEY who the Grantees, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:



1234612082 Fee: \$44.00 Karen A. Yarbrough RHSP Fee:\$10.00 Doc#: Cook County Recorder of Deeds

Date: 12/11/2012 01:35 PM Pg: 1 of 4

SEE ATTACHED EXHIBIT "A"

Together with all and singular the heredita nen's 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 Grantees, its heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantees, its 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 charget, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under it, it WILL WARRANT AND DEFEND, subject to:

SEE ATTACHED EXHIBIT "B"

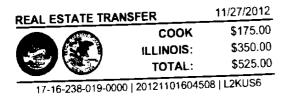
Grantor also hereby grants to the Grantees, its successors and assigns, as rights and easiers appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of condominium, and Grantor reserves to itself, its successors and assigns, 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. OF, INC.

Permanent Real Estate Index Number(s): Part of 17-16-238-019-0000

Address of Real Estate: 235 W. Van Buren, Unit 4405, Chicago, IL 60607

Attorneys' Title Guaranty Fund, Inc.



REAL ESTATE TRANSFER		11/27/2012
	CHICAGO:	\$2,625.00
	CTA:	\$1,050.00
	TOTAL:	\$3,675.00

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In Witness Willefteof, sald Graptor has cause President, this day of the day	d its name to be signed to these presents by its Vice 2. 235 W. Van Buren Development Corporation, an Illinois composation By: Name: Gindy Wrona Its: Vice President
aforesaid, DO HERZEY CERTIFY, that Cindy Wrona	ed, a Notary Public, in and for the County and State, personally known to me to be Vice President of 235 rporation, appeared, before me this day in person and she signed and delivered the said instrument as her r the uses and purposes therein set forth.
Given under my hand and official seal this day	of MCMM, 2012
Commission expires: SBecco Notary Public	OFFICIAL SEAL S BEDFORD Notary Public - State of Illinois My Commission Expires March 19915
	olsant O'Brien n Crowley Addis LLC oe
MAIL TO: BANIECE BENTZ 235 W. VANBUREN # 4405 CHICAGO IL 6060?	SEND SUBSEQUENT TAX BILLS TO: Daniele Bentz

RECORDER'S OFFICE BOX NO.

1234612082D Page: 3 of 4

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ATTORNEYS' TITLE GUARANTY FUND, INC. EXHIBIT A **LEGAL DESCRIPTION**

Legal Description:

UNIT 4405 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING **DESCRIBED PROPERTY:**

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED COOK COOK COUNTY CLOTH'S OFFICE PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number:

Property ID: 17-16-238-019-0000

Property Address:

235 W. Van Buren, Unit 4405 Chicago, IL 60607

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EXHIBIT "B"

SUBJECT TO:

- General Real Estate taxes not yet due and payable.
- Liens and other matters of title over which the title insurer is willing to insure without cost to grantees.
- 3. Applicable zoning and building laws or ordinances.
- 4. Declaratio 1 of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 235 V. Van Buren Condominiums, including any and all amendments and exhibits thereto.
- 5. Declaration of coverants, conditions restrictions and easements relating to the Commercial Property (as defined in the Declaration).
- 6. The Condominium Property Aut of Illinois.
- 7. Easements, air rights, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
- 8. Leases, licenses, encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration).
- 9. Acts done or suffered by Grantees or anyone claiming by, through, or under Grantees.
- 10. Utility easements whether recorded or unrecorded.
- 11. Schedule B exceptions listed in Attorney's Title Guaranty Fund, Inc. Commitment Number 120995900184.