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1332322006

This instrument prepared by:

Joseph D. Palmisano
Palmisano & Moltz
19 S. LaSalle Street, Suite 900
Chicago, Illinois 60603

Doc#: 1332322006 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/19/2013 09:19 AM Pg: 1 of 2

After recording, please return to:

John Mantas
Skoubis Mantas LLC
1300 W. Higgins Road, Suite 209
Park Ridge, IL 60068

Send subsequent tax bills to:

Midwest Adams LLC
11770 Alexandre LaCoste
Montreal Quebec. H3M 1Z2

CTI-WCA 446183 ALLOD

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of November 14, 2013 between **Province, L.L.C., an Illinois limited liability company**, Grantor, and **Midwest Adams, LLC, an Illinois limited liability company**, Grantee, having offices at 1300 W. Higgins Road, Suite 209, Park Ridge, Illinois, WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and NO/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the authority of the members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 102 IN THE PROMENADE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOTS 1 THROUGH 6 AND THE EAST 2.21 FEET OF LOT 7 INCLUSIVE IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020240583; AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Index Number: 17-17-113-116-1002

Commonly known as: 1201 West Adams, Unit 102, Chicago, Illinois 60607

Together with all and singular of 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

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premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the 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 the said premises, against all persons lawfully claiming the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:


1. General real estate taxes for 2013 and subsequent years.
2. The Leases.
3. The Permitted Exceptions
4. Acts done or suffered by Grantee.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the day and year first above written.

Province, L.L.C.
an Illinois limited liability company

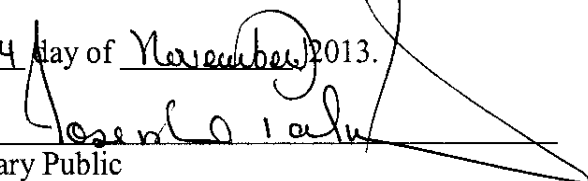
By: 
 Name: William M. Senne
 Title: Manager

State of Illinois)
) ss.
 County of Cook)



	REAL ESTATE TRANSFER	11/15/2013
	CHICAGO:	\$8,737.50
	CTA:	\$3,495.00
	TOTAL:	\$12,232.50
17-17-113-116-1002 20131001607763 X0G3UB		

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that William M. Senne, personally known to me to be the Manager of Province, L.L.C., an Illinois 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 said instrument on behalf of the Company, pursuant to the authority stated within the Operating Agreement of the Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 14 day of November 2013.


 Notary Public

My commission expires: _____

		REAL ESTATE TRANSFER	11/15/2013
		COOK	\$582.50
		ILLINOIS:	\$1,165.00
		TOTAL:	\$1,747.50

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