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WHEN RECORDED MAIL TO:
DANIEL E. FAJERSTEIN, ESQ.
555 SKOKIE BLVD., STE. 500
NORTHBROOK, IL 60062



N9602053 CLK 182

96902095

DEST-01 RECORDING \$29.50
142212 TRAM 9245 11/26/96 15:29:00
42305 P.L.M. *--96--902095
COOK COUNTY RECORDER

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SPECIAL WARRANTY DEED

This Indenture, made this 25 day of November, 1996, between 1738

NORTH MOHAWK, L.L.C, an Illinois limited liability company, party of the first part, and
Laura A. Lahmann and Jay Brooks DeWitt,
as joint tenants with the right of survivorship 2614 N. Clybourn,

Chicago, IL 60614, party of the second part. WITNESSETH, that the party of the first

part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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, ALIENATE AND
CONVEY unto the party of the second part, FOREVER, all the real estate, situated in the
County of Cook and State of Illinois, legally described on Exhibit A attached hereto.

Together with all and singular hereditaments and appurtenances belonging thereto, or in
anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and
profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party
of the first part, either at law or in equity of; in and to the above-described premises, with the
hereditaments and appurtenances:

2980
OF

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CITY OF CHICAGO
REAL ESTATE TRANS. TAX
RECEIVED
NOV 28 1996
2,287.50
M.B.

STATE OF ILLINOIS
REAL ESTATE TRANS. TAX
RECEIVED
NOV 28 1996

COOK COUNTY
REAL ESTATE TRANSACTION TAX
RECEIVED
NOV 28 1996
152.50

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TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the party of the second part, forever.

And 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 and its successors 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 it WILL WARRANT AND DEFEND, said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to these exceptions described on Exhibit A attached hereto.

IN WITNESS WHEREOF, the undersigned has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents the day and year first above written.

1735 NORTH MOHAWK, L.L.C., an Illinois
limited liability company

By: GERSON ASSOCIATES, INC., an Illinois
corporation, a Member

By: 

Mitchell Gerson
President

This Instrument Prepared by: Richard F. Klawiter, Esq., Rudnick & Wolfe, 203 N. LaSalle
Street, Chicago, Illinois 60601

Send Subsequent Tax Bills to: Lahrman/DeWitt, 1738 N. Mohawk, #2, Chicago, IL 60614

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STATE OF Illinois)
)
COUNTY OF Cook)

SS.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Mitchell Gerson, President of Gerson Associates, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary acts, as the free and voluntary act of said corporation, and as the free and voluntary act of the limited liability company known as 1738 North Mohawk, L.L.C., an Illinois limited liability company (on behalf of which said corporation has executed the foregoing instrument as a member), all for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 25 day of November, 1996.

Wendy Fluder

Notary Public

My Commission expires:
3/30/98

"OFFICIAL SEAL"
WENDY FLUDER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Mar. 30, 1998

96-1270698

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LEGAL DESCRIPTION

Parcel 1:

Unit No. 2 in the 1738 North Mohawk Condominium, as delineated on a survey of the following described real estate: Lot 59 in Hull's Subdivision of Block 52 in Canal Trustee's Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois on November 20, 1996, as Document No. 96884189, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Space No. 2, a limited common element, as delineated on the survey attached to the Declaration aforesaid, recorded as Document No. 96884189.

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, as 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 through the provisions of said Declaration were recited and stipulated at length herein.

The Tenant, if any, of Unit 2, either waived or failed to exercise his option to purchase the unit or had no option to purchase the unit.

SUBJECT TO: (a) general real estate taxes not due and payable as of the date hereof; (b) the Condominium Property Act; (c) the Declaration, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any, whether recorded or unrecorded; (h) leases and licenses affecting the common elements; (i) covenants, conditions, restrictions, easements and agreements of record; and (j) liens and other matters of title over which Near North National Title Corporation is willing to insure without cost to Grantee.

Part of 14-33-317-022
1738 North Mohawk
Chicago, Illinois 60614

96884189

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