

SPECIAL WARRANTY DEED
(Individual)

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1999-08-18 10:30:57
Cook County Recorder 25.50

THIS INDENTURE, made this
30th day of July,
1999 between WASHINGTON
BOULEVARD, L.L.C., an 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, David W. Fellingner
and Kelly J. Brosnan as Tenants by the
Entirety and not Joint Tenants, or
Tenants in Common, 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 (\$10.00) dollars and good and valuable consideration in hand paid by the party of the second
part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of grantor, by these presents
does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns
FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known as and
described as follows:

SEE ATTACHED LEGAL DESCRIPTION

(3)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining,
the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title,
interest, claim or demand whatsoever, of the party of the first part, 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 party of the second part, their heirs and assigns 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, 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 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: Real Estate Taxes not yet payable, special taxes or assessments for improvements not yet
completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall
rights, easements of record; the plat, act of grantee; Illinois Condominium Property Act.

Permanent Real Estate Index Number: 17-08-443-034

Address of Real Estate: 1141 W. Washington, Unit 202, Chicago, IL 60607

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

WASHINGTON BOULEVARD L.L.C.
an Illinois limited liability company

By: [Signature]
Its: Manager

City of Chicago
Dept. of Revenue
209996



Real Estate
Transfer Stamp
\$1,293.75

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Elizabeth L. O'Loughlin, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Richard H. Lillie, Jr., Manager of Washington Boulevard L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Secretary appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of July, 1999.

Elizabeth L. O'Loughlin
Notary Public

My Commission Expires: 8/10/99



This instrument was prepared by :

Thrush Realty
357 W. Chicago Avenue
Chicago, IL 60610

Mail To:

VICKI MANN ATTY
644 Webster
Chicago, IL 60614

Send Subsequent Tax Bills To:
Mr. & Mrs. David Fellingner
1142 W. Washington #202
Chicago, IL 60607

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	AUG. 18. 99
REVENUE STAMP	
STATE OF ILLINOIS	
TAX	AUG. 18. 99
COOK COUNTY	

REAL ESTATE TRANSFER TAX	
0008625	
# 0000000000	FP326670

REAL ESTATE TRANSFER TAX	
0017250	
#-00000003103	FP326669

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SCHEDULE A CONTINUED

LEGAL DESCRIPTION:

UNIT NUMBER 202 IN BLOCK "X" CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OR PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

LOTS 1 THROUGH 11 IN CARPENTER AND STRONG'S RESUBDIVISION OF LOTS 1 TO 10 IN SUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 12, 13, 16, 17, 20, 21, AND 24 IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 TO 8 IN THE SUBDIVISION OF LOTS 11, 14, 15, 18, 19, 22 AND 23 IN CARPENTER'S RESUBDIVISION OF BLOCK 47 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND ALL PUBLIC ALLEYS LYING BETWEEN THE ABOVE REFERENCED PARCELS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98977346 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE #~~9-38~~⁴⁸ A LIMITED COMMON ELEMENT AS DEPICTED ON THE SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT 98-977346