

SPECIAL WARRANTY DEED

① 2020770E MTC MKC

MAIL TO:

KEITH E. JAVIS
1525 E. 53rd STREET
CHICAGO, IL 60615



SEND TAX BILLS TO:

KEMM M. SPRINGER
1808 S. MICHIGAN, #11
CHICAGO, IL 60616

THIS INDENTURE, made this 3rd day of AUGUST, 1999 between CMK DEVELOPMENT CORPORATION, an Illinois Corporation, as party of the first part, and KEITH G. SPRINGER and REGINA A. SPRINGER, of 1130 S. Michigan, Unit 2602, Chicago, Illinois, party of the second part, for and in consideration of the sum of TEN and 00/100 DOLLARS, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Bylaws of said corporation, by these presents do REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, their heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and described as follows, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, to wit:

3M

PARCEL 1:

UNIT 11 IN MICHIGAN AVENUE GARDENS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 16, 17 AND THE SOUTH 4 FEET OF LOT 18, (EXCEPT THE EAST 24 FEET OF SAID LOTS TAKEN FOR WIDENING MICHIGAN AVE) ALL OF LOT 69 AND THE NORTH 29 FEET OF LOT 70, EXCEPTING THAT PART OF LOT 70 AFORESAID TAKEN OR USED FOR ALLEY, ALL IN BLOCK 7 IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, 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 99750311, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SPECIAL WARRANTY DEED

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE f-11, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT

99 750311

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENT 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."

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 the party of the first party, 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 incumbered 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: General real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; special taxes or assessments for improvements not yet completed; easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights; the Act; the Plat; terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; easements, roads and highways, if any; unrecorded public utility easements, if any; Purchaser's mortgage, if any; plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; liens and other matters of title over which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; and encroachments, if any.

SPECIAL WARRANTY DEED

Permanent Real Estate Index Number: 17-22-306-023-0000, 17-22-306-024-0000 and 17-22-306-025-0000 (affects underlying land)

Address of real estate: 1808 S. MICHIGAN AVENUE, UNIT 11, CHICAGO, ILLINOIS.

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

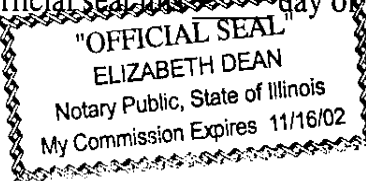
CMK DEVELOPMENT CORPORATION, an Illinois Corporation

By: [Signature] Its President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)
City of Chicago
Dept. of Revenue
210977
09/01/1999 10:02 Batch 07248 38
Real Estate Transfer Stamp
\$1,447.50

I, Elizabeth A. Dean, a notary public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that COLIN M. KIHNIKE, personally known to me to be President of CMK DEVELOPMENT CORPORATION, an Illinois Corporation, 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 severally acknowledged that as President he signed and delivered the said instrument, pursuant to authority, given by the By-Laws of the Corporation, and as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 3rd day of August, 1999.



[Signature]
Notary Public

This instrument prepared by: Mulryan and York, Attorneys at Law, 3442 N. Southport Avenue, Chicago, Illinois 60657

COOK COUNTY REAL ESTATE TRANSACTION TAX
REVENUE STAMP
0000007068
REAL ESTATE TRANSFER TAX
0009650
FP326670

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
0000003600
0019300
FP326669

POSTAGE METER SYSTEMS