



99857162

Near North
National Title

This Instrument Prepared by:
Jeffrey S. Arnold.
Rudnick & Wolfe
203 North LaSalle Street
Suite 1800
Chicago, Illinois 60601

After Recording Return to:

Edward Balcsis
TO 164 West Giddings
Chicago, IL 60625

Send Subsequent Tax Bills to:
James G. Bucher &
Christine Michals-Bucher
Unit 59E, 59 W. 15th Street
Chicago, IL 60605

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

This Indenture is made as of the 3rd day of September, 1999, between **Burnham Station, L.L.C, an Illinois limited liability company ("Grantor")**, whose address is 3101 North Greenview, Chicago, Illinois 60657, and **James G. Bucher and Christine Michals-Bucher, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety ("Grantee")**, whose address is 59 West 15th Street, Chicago, Illinois 60605;

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **GRANT, BARGAIN, SELL AND CONVEY** with special warranty covenants unto Grantee and its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois:

Parcel 1:

Unit No. 59E in Burnham Station II Condominium, as delineated on and defined on the plat of survey of the following described parcel of real estate: That part of Lot 41 in Wilder's South Addition to Chicago in Section 21, Township 39 North, Range 14 East of the Third Principal Meridian, also, that part of Lots 34, 35, 36, 37, 38, 39 and 40 in Wilder's South Addition and part of Blocks 31, 32 and 33 in Assessor's Second Division of the East fractional Northeast 1/4 of Section 21, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of Block 33 in Assessor's Second Division, said Southwest corner deeded as being 205.30 feet North of the South line of the Northeast 1/4 of said Section 21; thence North 0°9'20" West along the West line of said Block 33 in Assessor's Second Division, 168.45 feet to an intersection with

20010827 1083/8c

the Northwesterly line conveyed to the Atchison, Topeka and Santa Fe Railway Company per Document No. 3053547; thence North $57^{\circ}8'33''$ East along said Northwesterly line 241.89 feet to a deflection point; thence North $55^{\circ}53'33''$ East along said Northwesterly line, 160.35 feet to a point on the East line of said Lot 34 which is 25.95 feet South of the Northeast corner of said Lot 34; thence South $0^{\circ}12'20''$ East along the East line of said Lots 34, 35, 36, 37, 38, 39 and 40, a distance of 323.94 feet to the Southeast corner of said Lot 40; thence South $89^{\circ}53'10''$ West along the South line of said Lot 40, a distance of 114.35 feet, thence South $0^{\circ}1'3''$ East along the East line of said Block 33 in Assessor's Second Division, 65.0 feet; thence South $89^{\circ}54'25''$ West along the South line of said Block 33, a distance of 222.34 feet to the point of beginning, excepting that part of said Block 33 described as follows: beginning at the Southwest corner of said Block 33, deeded as being 205.30 feet North of the South line of the Northeast 1/4 of said Section 21; thence North $0^{\circ}9'20''$ West along the West line of said Block 33, a distance of 168.45 feet, thence North $87^{\circ}8'33''$ East a distance of 16.0 feet; thence Southerly a distance of 177.54 feet to a point on the South line of said Block 33, which is 4.02 feet East of the Southwest corner of said Block 33; thence West along the South line of said Block 33 a distance of 4.02 feet to the point of beginning described as follows: Commencing at a point on the South line of Lot 41, 108.06 feet West of the Southeast corner, thence North $0^{\circ}6'46''$ East, 144.35 feet to the place of beginning; thence North $0^{\circ}8'55''$ West, 74.30 feet; thence North $89^{\circ}57'44''$ West, 106.51 feet; thence South $0^{\circ}12'12''$ East, 74.21 feet; thence South $89^{\circ}59'21''$ East, 106.43 feet to the place of beginning, all in Cook County, Illinois.

And

That part of Lot 41 in Wilder's South Addition to Chicago in Section 21, Township 39 North, Range 14 East of the Third Principal Meridian, and that part of Lots 34, 35, 36, 37, 38, 39 and 40 in Wilder's South Addition and part of Blocks 31, 32 and 33 in Assessor's Second Division of the East fractional Northeast 1/4 of Section 21, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at the Southwest corner of Block 33 in Assessor's Second Division, said Southwest corner deeded as being 205.30 feet North of the South line of the Northeast 1/4 of said Section 21; thence North $0^{\circ}9'20''$ West along the West line of said Block 33 in Assessor's Second Division, 168.45 feet to an intersection with the Northwesterly line conveyed to the Atchison, Topeka and Santa Fe Railway Company per Document No. 3053547; thence North $57^{\circ}8'33''$ East along said Northwesterly line 241.89 feet to a deflection point; thence North $55^{\circ}53'33''$ East along said Northwesterly line, 160.35 feet to a point on the East line of said Lot 34 which is 25.95 feet South of the Northeast corner of said Lot 34; thence South $0^{\circ}12'20''$ East along the East line of said Lots 34, 35, 36, 37, 38, 39 and 40, a distance of 323.94 feet to the Southeast corner of said Lot 40; thence South $89^{\circ}53'10''$ West along the South line of said Lot 40, a distance of 114.35 feet, thence South $0^{\circ}1'3''$ East along the East line of said Block 33 in Assessor's Second Division, 65.0 feet; thence South $89^{\circ}54'25''$ West along the South line of said Block 33, a distance of 222.34 feet to the point of beginning, excepting that part of said Block 33 described as follows: beginning at the Southwest corner of said Block 33, deeded

as being 205.30 feet North of the South line of the Northeast 1/4 of said Section 21; thence North 0°9'20" West along the West line of said Block 33, a distance of 168.45 feet, thence North 87°8'33" East a distance of 16.0 feet; thence Southerly a distance of 177.54 feet to a point on the South line of said Block 33, which is 4.02 feet East of the Southwest corner of said Block 33; thence West along the South line of said Block 33 a distance of 4.02 feet to the point of beginning described as follows: Commencing at a point on the South line of Lot 41, 108.06 feet West of the Southeast corner; thence North 0°6'36" East, 23.13 feet to the place of beginning; thence continuing along the last described bearing, 73.97 feet; thence North 89°56'8" West, 106.60 feet; thence South 0°3'1" East, 74.16 feet; thence North 89°57'44" East, 106.39 feet to the place of beginning, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded August 25, 1999 as Document No. 99811484, as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for ingress and egress for the benefit of Parcels 1 and 2 aforesaid, as set forth in the Declaration of Easements, Restrictions and Covenants for Burnham Station Master Association recorded August 25, 1999 as Document Number 99811483, as amended from time to time.

Commonly known as Unit 59E, 59 W. 15th Street, Chicago, Illinois. Part of PINs 17-21-210-094 and 096.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Declaration of Condominium, 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 though the provisions of the Declaration were recited and stipulated at length herein.

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

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

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Property Act; (c) the Declaration, including all amendments and exhibits; (d) Declaration of Easements, Restrictions and Covenants for Burnham Station Master Association; (e) applicable zoning and building laws and ordinances; (f) covenants, conditions and restrictions of record; (g) private, public and utility easements; (h) Reservation of Easement for Railroad Track and Drainage Purposes contained in Deed from Burlington Northern Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under a Trust Agreement dated August 7, 1990, and known as Trust No. 112442-09, recorded April 10, 1992 as Document No. 92477713; (i) rights, if any, of persons providing private television services; (j) acts done or suffered by Grantee or anyone claiming by, through, or under Grantee; and (k) any other matters which shall be insured over by Near North National Title Corporation.

IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

City of Chicago
Dept. of Revenue
211409
09/08/1999 10:15 Batch 07980 13

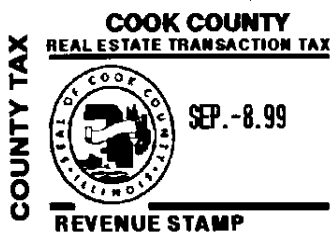


Real Estate
Transfer Stamp
\$2,392.50

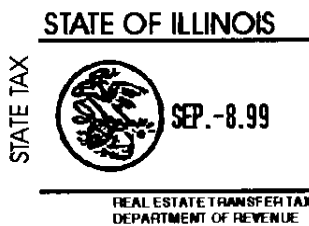
BURNHAM STATION, L.L.C., an Illinois limited liability company

By: JDI Development Corp., an Illinois corporation, its managing member

By: 
James D. Letchinger, President



REAL ESTATE TRANSFER TAX
0000007790
0015950
FP326670

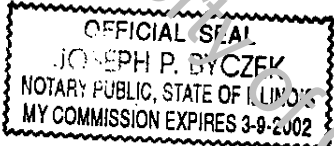


REAL ESTATE TRANSFER TAX
0000004319
0031900
FP326669

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Joseph P. Byczek, a Notary Public in and for the County and State aforesaid, do hereby certify that James D. Letchinger, President of JDL Development Corp., the managing member of Burnham Station, 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, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act, and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3rd day of September, 1999.



Joseph P. Byczek
Notary Public

My Commission Expires:

3/9/00