

**SPECIAL WARRANTY DEED
(Limited Liability Company to Individual)**

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00593925

5/19/00 21 30 001 Page 1 of 4
2000-08-04 11:46:14
Cook County Recorder 27.50



00030273

THIS AGREEMENT, made this 1st day of August, 2000, between **2225 WABANSIA PARTNERS, L.L.C.**, an Illinois limited liability company, as GRANTOR, and **STEVEN E. SCHNEIDER**, a single person 1243 Wrightwood, Chicago, IL 60614, as GRANTEE(S), WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to the authority of the Manager of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

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 thereon, 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, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said premises as above described.

THE ABOVE SPACE FOR
RECORDER'S USE ONLY

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 those exceptions set forth on attached **Exhibit B**.

PIN#: Part of 14-31-328-100

Address of Real Estate: 2225 West Wabansia, Unit 404, Chicago, Illinois 60647

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Manager the day and year first above written.

**2225 WABANSIA PARTNERS, L.L.C.,
an Illinois limited liability company**

By: J Case
Jay Case, Manager

City of Chicago
Dept. of Revenue
232188



Real Estate
Transfer Stamp
\$1,803.75

08/04/2000 11:18 Batch 05863 27

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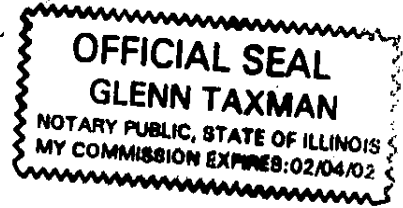
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAY CASE, personally known to me to be the Manager of **2225 WABANSIA PARTNERS, L.L.C.**, 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, sealed and delivered said instrument as his own free and voluntary act and deed of said L.L.C., for the uses and purposes therein set forth.

Given under my hand and official seal as of 8 / 1, 2000.

SEAL

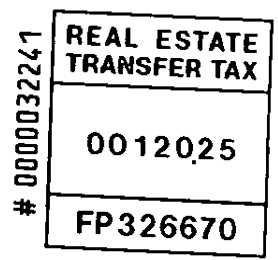
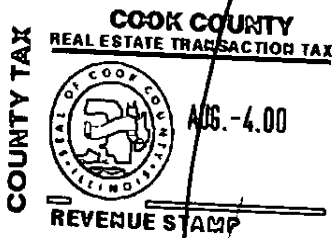
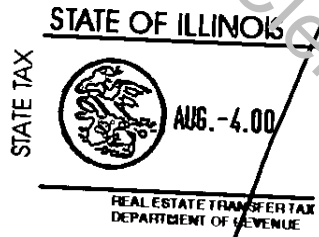


Glenn Taxman
Notary Public

This instrument was prepared by: Glenn D. Taxman, Esq., Much, Shelist, Freed, Denenberg, Ament & Rubenstein, P.C., 200 North LaSalle Street, Suite 2100, Chicago, IL 60601-1095

Mail recorded document to: Thompson + Thompson, 19 S. LaSalle, Suite 801, Chicago, IL 60603

Send subsequent tax bills to:



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EXHIBIT A - LEGAL DESCRIPTION

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Parcel 1:

Unit 404 together with its undivided percentage interest in the common elements in the Ice House Lofts Condominium, as delineated and defined in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Ice House Lofts Condominium recorded with the Cook County Recorder's Office on June 15, 2000 as document number 00439487, in the Southwest Quarter of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to use parking space no. 8, a limited common element, as shown and defined in the above referenced Declaration of Ice House Lofts.

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EXHIBIT B

subject to: (a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-laws for The Ice House Lofts Condominium, recorded with the Cook County Recorder's Office on June 15, 2000 as Document No. 00439487 (the "**Declaration**"), and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements which may hereafter be executed by Grantor and any easements which may be established by or implied from the Declaration or amendments thereto, if any, and private alleys, roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) general taxes not yet due and payable; (k) installments due after the date hereof of assessments established pursuant to the Declaration; (l) possible encroachments from adjoining property; and (m) acts done or suffered by Grantee(s) or anyone claiming by, through or under Grantee(s).

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