

**SPECIAL
WARRANTY DEED**



THE GRANTOR, *Wabash Development, L.L.C.*, an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid and pursuant to authority given by the Managers of said Company, CONVEYS AND WARRANTS to *Andrew E. Osborn*, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: 3

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

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 part, either in law or equity, or, in and to the above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: SEE EXHIBIT "A" ATTACHED HERETO.

Permanent Index No.: 17-22-104-028

Property Address: 1307 South Wabash, Unit 608 and Parking Space 55
Chicago, Illinois 60605

City of Chicago
Dept. of Revenue
232739
08/12/2000 14:40
Batch 11946 135



Real Estate
Transfer Stamp
\$1,136.25

POSTAGE METER SYSTEMS

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 28.00
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0007575
FP326670
0000034236

STATE TAX
STATE OF ILLINOIS
AUG. 28.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000017455
0015150
FP326669

FIRST AMERICAN TITLE #

1012

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION FOR 1307 SOUTH WABASH LOFT CONDOMINIUMS

Unit 608 and Parking Space 55 in Film Exchange Lofts Condominium Association, as delineated on the survey of certain lots or parts thereof in Lunt & Hamlin's Subdivision, being a Subdivision located in Section 2, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded March 20, 2000 as Document 00196242 in Cook County, Illinois, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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