

# UNOFFICIAL COPY

00872940

7178/0040 32 001 Page 1 of 3  
2000-11-06 10:31:12  
Cook County Recorder 25.50

SPECIAL WARRANTY DEED  
ILLINOIS STATUTORY  
(L.L.C. TO INDIVIDUAL)



2029429/105  
MTC (all)

THE GRANTOR, **MICHIGAN 1440, L.L.C.**, a Limited Liability Company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to CARMEN MAUGERI and VIRGINIA MAUGERI

37

Address: 2140 N. Winchester, #4, Chicago, IL 60614

the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

*SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF*

Address of Real Estate: UNIT(S) 221  
**1422-40 S. MICHIGAN AVENUE, CHICAGO, ILLINOIS**

Permanent Real Estate Index Numbers: 17-22-107-029, 030, 031, 032, and 033


IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 3rd day of November, 2000.

**MICHIGAN 1440, L.L.C.**,  
an Illinois Limited Liability Company

BY: [Signature]  
COLIN M. KIHNKE, Manager

City of Chicago  
Dept. of Revenue  
239007  
11/06/2000 09:38 Batch 07231 18  
Real Estate  
Transfer Stamp  
\$877.50

STATE TAX




STATE OF ILLINOIS  
NOV. - 6.00  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000020364

REAL ESTATE TRANSFER TAX
00117.00
FP326660

COUNTY TAX



COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
NOV. - 6.00  
REVENUE STAMP

# 000040037

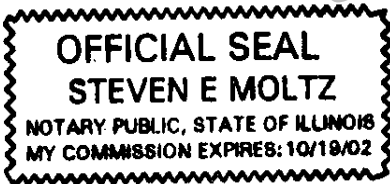
REAL ESTATE TRANSFER TAX
00058.50
FP326670


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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that COLIN M. KIHNKE personally known to me to be the Manager of MICHIGAN 1440, 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 severally acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

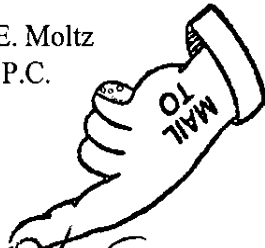
GIVEN under my hand and official seal, this 3rd day of November, 2000.



  
NOTARY PUBLIC

*Prepared By:*

John E. Lovestrand/Steven E. Moltz  
JOSEPH D. PALMISANO, P.C.  
79 West Monroe, Suite 826  
Chicago, Illinois 60603



*Mail To: Michael A. LaTona  
Johnson & Bell  
55 E. Monroe St., #4100  
Chicago 60603*

*Name and Address of Taxpayer:*

CARMEN MAUGERI  
VIRGINIA MAUGERI  
Unit 221  
1440 S. Michigan Avenue  
Chicago, IL 60605

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## EXHIBIT "A"

### PARCEL 1:

UNIT 221 in **THE MICHIGAN AVENUE GARDEN TERRACES CONDOMINIUM** as delineated on a survey of the following described real estate:

#### Parcel A:

Lots 19, 20 and the North ½ of Lot 21 (except part taken for alley) in the Subdivision of Lavantia Spring Administratrix of part of the Northwest Fractional ¼ of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel B:

Lots 17, 18 and 19 in Block 16 in Herrington's Addition to Chicago said Addition, being a Subdivision of Blocks 14 to 17, inclusive in Assessor's Division of the Northwest Fractional ¼ 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 00848586, together with an undivided percentage interest in the Common Elements.

### PARCEL 2:

00872940

The exclusive right to use Parking Space P-52, Limited Common Element as delineated on a survey attached to the Declaration of Condominium recorded as Document 00848586.

**ADDRESS: UNIT 221, 1422-40 S. MICHIGAN AVENUE, CHICAGO, IL 60605**  
**P. I. N. 17-22-107-029, 030, 031, 032 and 033**

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

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.