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2000-11-07 12:01:22
Cook County Recorder 25.50

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



2009425/106
MTC (1)

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 PAWEL SKRZYPCZYK

37

Address: 1440 S. Michigan, Unit 217, Chicago, Illinois 60605

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) 217
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
239164
11/07/2000 11:21 Batch 14636 5
Real Estate
Transfer Stamp
\$1,233.75



COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV.-7.00
REVENUE STAMP

0000040248
REAL ESTATE TRANSFER TAX
0008225
FP326670

FP326669
0016450
REAL ESTATE TRANSFER TAX

0000020264
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV.-7.00
STATE TAX

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STATE OF ILLINOIS, COUNTY OF COOK ss.

00876847

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.

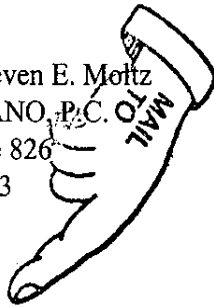
GIVEN under my hand and official seal, this 3rd day of November, 2000.




NOTARY PUBLIC

Prepared By:

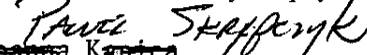
John E. Lovestrand/Steven E. Moltz
JOSEPH D. PALMISANO, P.C.
79 West Monroe, Suite 826
Chicago, Illinois 60603



Mail To:

Christopher S. Koziol
7119 W. Higgins Rd.
Chicago, Illinois 60656

Name and Address of Taxpayer:


~~Joanna Kapica~~
1440 S. Michigan, Unit 217
Chicago, Illinois 60605

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EXHIBIT "A"

PARCEL 1:

UNIT 217 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.

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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:

The exclusive right to use Parking Space P-86, Limited Common Element as delineated on a survey attached to the Declaration of Condominium recorded as Document 00848586.

ADDRESS: UNIT 217, 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.