

UNOFFICIAL COPY

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# SPECIAL WARRANTY DEED

THE GRANTOR, *Metro Developers, 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 *Marco A. Morales*, 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:

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.: 17-17-101-012; 013; 014; 015; 016; 017; 034

Property Address: 1500 West Monroe Street, Unit 618 and P1-89  
Chicago, Illinois 60607

GIT 4294526 MJ (1/2)

GIT

CITY TAX  
CITY OF CHICAGO  
MAY.29.02  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0145125
FP 103018

STATE TAX  
STATE OF ILLINOIS  
MAY.29.02  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0019350
FP 103014

COUNTY TAX  
COOK COUNTY  
MAY.29.02  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0009675
FP 103017

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by Charles L. Cornelius, Jr., the Manager of 1500 West, L.L.C., its Manager, this 15<sup>th</sup> day of May, 2002

Metro Developers, L.L.C., an Illinois limited liability company,  
By 1500 West, L.L.C., an Illinois limited liability company,  
Manager

By: *Charles L. Cornelius, Jr.*  
Manager of 1500 West, L.L.C.,  
an Illinois limited liability company

STATE OF ILLINOIS     )  
                                  ) ss.  
COUNTY OF COOK     )

The undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY THAT Charles L. Cornelius, Jr., personally known to me to be the Manager of 1500 West, L.L.C., an Illinois limited liability company, the Manager of Metro Developers, L.L.C., an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15<sup>th</sup> day of May, 2002

*Vicki J. Brooks*  
OFFICIAL SEAL Public  
VICKI J. BROOKS  
Notary Public - State of Illinois  
My Commission Expires Sept. 27, 2005

My commission expires on \_\_\_\_\_

This instrument was prepared by: Metro Developers, L.L.C., 910 West Van Buren, PMB#403,  
Chicago, Illinois 60607

Mail to:	Send subsequent tax bills to:
<u>Glenn Betancourt</u>	<u>Marco A. Morales</u>
<u>9611 Soteng Ave.</u>	<u>1500 W. Monroe, #618P189</u>
<u>Schiller Park, IL 60176</u>	<u>Chicago, IL 60607</u>

*EXHIBIT "A"*

**LEGAL DESCRIPTION FOR PARK 1500 LOFT CONDOMINIUMS**

Unit 618 and P1-89 together with its undivided percentage interest in the common elements in Park 1500 Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 0011105978, as amended, in the West ½ of the Northwest ¼ of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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.

Property of Cook County Clerk's Office