

# UNOFFICIAL COPY

This instrument was prepared by:  
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Two Northfield Plaza  
Suite 340  
Northfield, Illinois 60093

0021061069

1994/0194 18 001 Page 1 of 4  
2002-09-27 11:03:50  
Cook County Recorder 30.00



Send subsequent tax bills to:  
Jon Goldhamer  
Unit 309, 2111 West Churchill  
Chicago, Illinois 60647

After recording return to:  
Leo Aobel, Esq.  
Mandel Lipton & Stevensen  
~~120 North LaSalle, Suite 2900~~  
~~Chicago, Illinois 60602~~  
*203 N. LaSalle, #2210*  
*Chicago, IL 60601*

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 27th day of August, 2002, between **Churchill Hoyne, L.L.C.**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **Jon Goldhamer**, a single man, who resides at: 2012 West St. Paul, Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managing Members of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his/her/their heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereto 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 in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Churchill Row Lofts Condominium Association (the "Declaration"), aforesaid, and party of the first part 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.

# BOX 333-CTI

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And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, 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 FOREVER DEFEND.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Managing Members, the day and year first written above.

Churchill Hoyne, L.L.C., an Illinois limited liability company

By: [Signature]  
One of its Managing Members

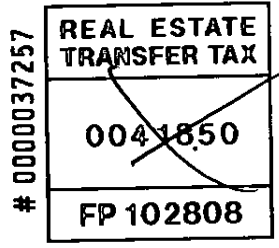
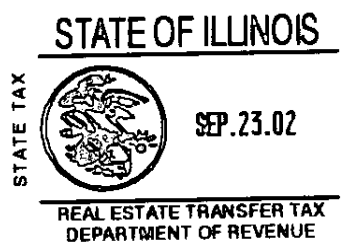
State of Illinois )  
) ss.  
County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John McHinden, a Managing Member of Churchill Hoyne, L.L.C., an Illinois limited liability company, 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 he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

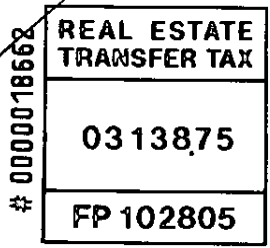
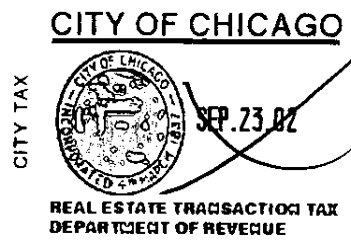
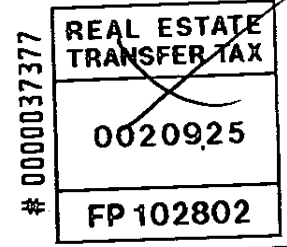
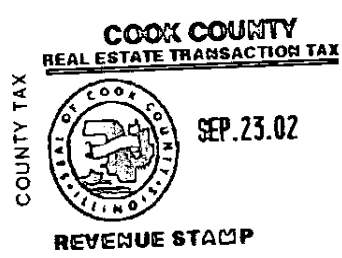
Given under my hand and official seal, this 27<sup>th</sup> of August, 2002.

[Signature]  
Notary Public

My Commission Expires: 1/11/05



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STREET ADDRESS: 2111 WEST CHURCHILL  
CITY: CHICAGO  
TAX NUMBER:

**UNOFFICIAL COPY**

UNIT 309

COUNTY: COOK

**LEGAL DESCRIPTION:**

**PARCEL 1:**

UNITS 309 AND P-1, IN CHURCHILL ROW LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF DICKENSON'S SUBDIVISION OF LOTS 1 TO 8 INCLUSIVE IN BLOCK 21 IN YOUNG TRUSTEE'S SUBDIVISION OF THAT PART OF BLOCKS 21 AND 22 IN PIERCES ADDITION TO HOLSTEIN LYING NORTH OF THE NORTH LINE OF RAILROAD RIGHT OF WAY, ALSO LOTS 1, 2, 3 AND 4 AND THE NORTH 12 FEET OF LOT 5 IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEYS ADJOINING SAID LOTS, SAID PREMISES BEING ALSO DESCRIBED AS BEING AT THE SOUTHWEST CORNER OF CHURCHILL STREET AND NORTH HOYNE AVENUE, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020914084, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE (EXCLUSIVE) RIGHT TO THE USE OF STORAGE SPACE 24, A <LTD COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020914084

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