

SPECIAL WARRANTY DEED
ILLINOIS

UPON RECORDING MAIL TO:

LISA A. MARINO
3310 N. HARLEM AVE
CHICGO, IL. 60634



SEND SUBSEQUENT TAX BILLS TO:

BRIAN F. ASHLEY MILLER
1133 S WABASH #705
CHICAGO IL 60605

7858553 A Code 1071
No Abstract Fee

The grantor, WABASH VENTURE LLC, an Illinois limited liability company ("Grantor"), of 8080 W. 80th Street, Bridgeview, Illinois 60455, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Ashley ~~Freeland~~ Miller and Brian ~~S.~~ Miller ("Grantee"), of 40 East 9th Street, Apt. 1003, Chicago, IL 60605, Illinois, as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit:

SEE ATTACHED EXHIBIT A

and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: covenants, conditions and restrictions of record and general real estate taxes for the year 1999 and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

The Tenant of Unit 705 AND P-36 had no right of first refusal.

Grantor also hereby grants to the Grantee, their 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 described in Exhibit A hereto, 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants or Tenants in Common but as TENANTS BY THE ENTIRETY forever.

Permanent Real Estate Index Number: 17-15-309-008, 17-15-309-007, and 17-15-309-006
Address of real estate: 1133-1139 S. Wabash, Units 705 and P-36, Chicago, Illinois 60616

Dated this 3rd day of April, 2000.

WABASH VENTURE LLC, an Illinois limited liability company

By: Frank Costa
Frank Costa, Manager

BOX 333-CTI

UNOFFICIAL COPY

00367541

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 Frank Costa, as Manager of Wabash Venture LLC, 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 said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of April, 2000.

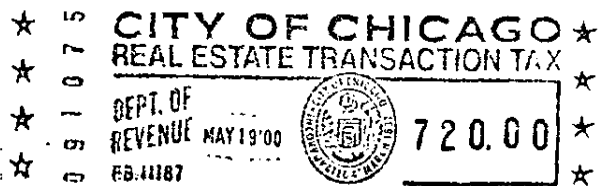
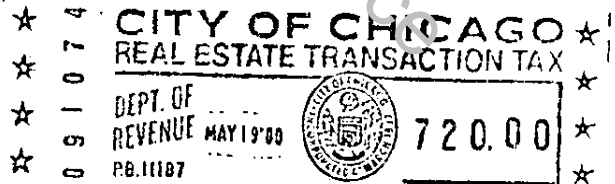
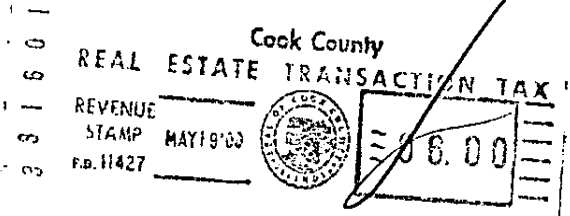
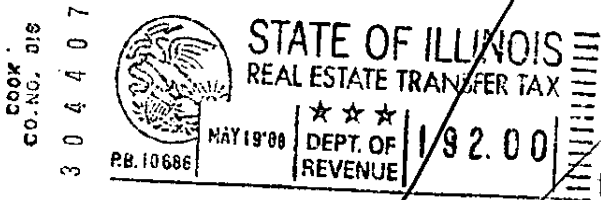


Carol Palmer

Notary Public

This instrument prepared by:

Paul G. Hull, Esq.
Stahl Brashler LLC
20 E. Jackson Blvd., Suite 700
Chicago, Illinois 60604



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STREET ADDRESS: 1133 S WABASH
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-15-309-006--008

UNIT 705 & P-36

LEGAL DESCRIPTION:

PARCEL 1:

UNITS 705 AND P-36, IN THE COSMOPOLITAN LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 21 IN CANAL TRUSTEES' SUBDIVISION OF LOTS IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00198107 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00198106.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF S-705, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00198107.

Property of Cook County Clerk's Office