

**SPECIAL
WARRANTY DEED**



00375783

THE GRANTOR, *Wabash Development, 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 *Brian T. Lepacek and Michael Payne*, not as tenants in common, but in *joint tenancy*, 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:

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JP

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.: 17-22-104-028

FATIO C9701553
10/10


Property Address: 1307 South Wabash, Unit 411 and Parking Space 42
Chicago, Illinois 60605

City of Chicago
Dept. of Revenue
226186
15/18/2000 10:15 Batch 02205 17



Real Estate
Transfer Stamp
\$1,950.00

STATE OF ILLINOIS

STATE TAX  MAY. 22.00

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE # 0000012953

REAL ESTATE TRANSFER TAX	0013000
FP326670	

REVENUE STAMP # 0000024976

COOK COUNTY REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER TAX	0026000
FP326669	

REVENUE STAMP # 0000012953

COOK COUNTY REAL ESTATE TRANSFER TAX

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Charles L. Cornelius, Jr., the Manager of Chicago Metro Developers, L.L.C., its Manager, this 11th day of May, 2000.

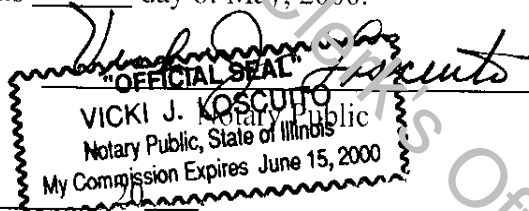
Wabash Development, L.L.C., an Illinois limited liability company,
By Chicago Metro Developers, L.L.C., an Illinois limited liability company,
Manager

By: Charles L. Cornelius, Jr.
Manager of Chicago Metro Developers, 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 Chicago Metro Developers, L.L.C., an Illinois limited liability company, the Manager of Wabash Development, 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 11th day of May, 2000.



My commission expires on _____

This instrument was prepared by: Wabash Development, L.L.C., 1307 South Wabash, Chicago, Illinois 60605

Mail to:

Richard Steinbaris, Attorney
2102 N. Clark
Chicago, IL 60614

Send subsequent tax bills to:

Brian T. Hepacek / Michael Payne
1307 S. Wabash, Unit 411
Chicago, IL 60605

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UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION FOR 1307 SOUTH WABASH LOFT CONDOMINIUMS

Unit 411 and Parking Space 42 in Film Exchange Lofts Condominium Association, as delineated on the survey of certain lots or parts thereof in Lunt & Hamlin's Subdivision, being a Subdivision located in Section 2, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded March 20, 2000 as Document 00196242 in Cook County, Illinois, together with an undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Declaration.

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.

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