## **UNOFFICIAL CQ**

2000-05-25 10:17:40

Cook County Recorder

25.50

### **SPECIAL** WARRANTY DEED



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 Eddie N. Fakhoury, of the City of Dearborn, County of Wayne, State of Michigan, 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 rereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and remainders, rents, issues and profits thereof, and all the estate, right, at e, 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 rawfully claiming by, through or under it, subject to: SEE EXHIBIT "A" ATTACHED HERE FO Office

Permanent Index No.: 17-22-104-028

Property Address: 1307 South Wabash, Unit 207 and Parking Space 32

Chicago, Illinois 60605

Dity of Chicago Dept. of Revenue 226429 )5/22/2000 13:37 Batch 01287 8

Real Estate Trans for Stamp \$1,117.50

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HAY.23.00

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX 0914900 FP326660

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# 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 day of May, 2000.

Wabash Development, L.L.C., an Illinois limited liability company, By Chicago Metro Developers, L.LC., an Illinois limited liability company. Manager Culle Helyly Manager of Chicago Metro Developers, L.LC., an Illinois limited liability company STATE OF ILLINO'S COUNTY OF COOK The undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY THAT Charles L. Cornelius, Jr., personelly known to me to be the Manager of Chicago Metro Developers, L.L.C., an Illinois limited ir bility 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, scaled and delivered the said instrument pursuant to authority given by the Operating Agreement of sa'd limited liability company, as his free and voluntary act, and as the free and voluntary act and cord of said limited liability company, for the uses and purposes therein set forth. Given under my hand and notarial seal, this <u>16</u> day of M y, 2000. VICKI J. LOSCUITO My commission expires on Notary Public, State of Illinois My Commission Expires June 15, 20% Wabash Development, L.L.C., 1307 South Wabash, Chicago, This instrument was prepared by: Illinois 60605 Send subsequent tax bills to: Mail to: Joseph Fakhoury

1307 S. WABASH, knit 207 1307 So. WABASH, knit 207

Chicago, Ic 60605 Chicago, Ic 60605

### **UNOFFICIAL COPY**

00379890

#### EXHIBIT "A"

### LEGAL DESCRIPTION FOR 1307 SOUTH WABASH LOFT CONDOMINIUMS

Unit 207 and Parking Space 32 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 anit 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.