

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



0317804053

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/27/2003 11:13 AM Pg: 1 of 3

THE GRANTOR, *ACC Investors, L.L.C.*, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois, 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 Members of said Company, CONVEYS AND WARRANTS to *Stephen R. Patton and Linda W. Patton, his wife*, of the City of Evanston, County of Cook, State of Illinois, not as tenants in common, but *as joint tenants with the rights of survivorship*, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

B
B

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, ~~his~~ heirs and assigns, to have and to hold in fee simple forever, not as tenants in common, but *as joint tenants with the rights of survivorship*.

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.: 17-22-104-030-1006 and 17-22-104-030-1085

Property Address: 1307 South Wabash, Unit 701 and Parking Space P14T,
Chicago, Illinois 60605

FIRST AMERICAN TITLE *409781062*
JW

City of Chicago
Dept. of Revenue
309764



Real Estate
Transfer Stamp
\$2,625.00

06/09/2003 13:25 Batch 02295 13

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EXHIBIT "A"

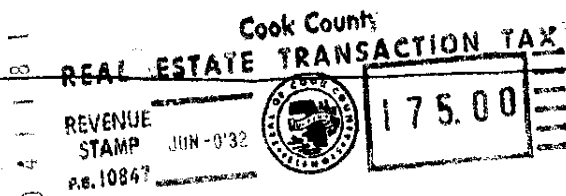
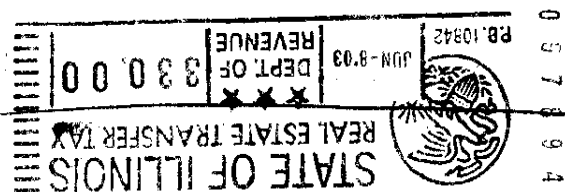
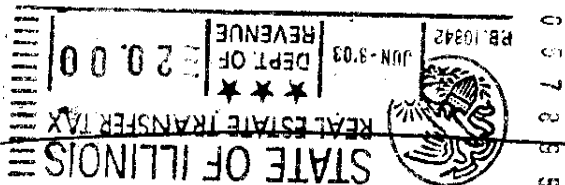
LEGAL DESCRIPTION FOR 1307 SOUTH WABASH LOFT CONDOMINIUMS

Unit 701 and Parking Space 14 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.

The purchasers shall receive the perpetual, exclusive right to roof decks D6 and D8 and storage Unit 27 which are limited common elements.



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In Witness Whereof, said Grantor has caused its name to be signed to these presents by Charles L. Cornelius, Jr. and Amelia Gaye Engel, Sole Members of ACC Investors, L.L.C., this 14th day of April, 2003.

ACC Investors, L.L.C., an Illinois limited liability company

By: Charles L. Cornelius, Jr.
Member

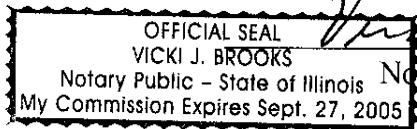
By: Amelia D. Engel
Member

Property of Cook County Notary's Office

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. and Amelia Gaye Engel, personally known to me to be the Sole Members of ACC Investors, L.L.C., an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Members, they signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said limited liability company, as their 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 14th day of April, 2003.



My commission expires on _____, 20____.

This instrument was prepared by: ACC Investors, L.L.C., 910 West Van Buren, #403, Chicago, Illinois 60607

Mail to:

Send subsequent tax bills to:

CHARLES B. FRIEDMAN

STEPHEN PATTON

39 SOUTH LA SALLE ST. #808

1467 RIDGE AVE.

CHICAGO, IL 60603

EVANSTON, IL 60201