

# UNOFFICIAL COPY

SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)

MC 2049427 / all a



Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 08/01/2003 09:10 AM Pg: 1 of 4

CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this \_\_\_ th day of July, 2003 between **1845 S. MICHIGAN, LLC**, a limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and **MERAKLEN LESKAJ AND LARA LESKAJ**,\* party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

\*TAKING NOT AS TENANTS IN COMMON NOT AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY

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, 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.

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 DEFEND, subject to: SEE ATTACHED EXHIBIT "B"

Grantor also hereby grants to the Grantee, 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 Declaration of condominium, 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 describe 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.

Permanent Real Estate Index Number(s): Part of 17-22-307-011-0000, 17-22-307-012-0000 and 17-22-307-013-0000

Address of Real Estate: 1837-1907 S. Michigan Ave., Unit 2003, P-108, Chicago, IL

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Members, this \_\_\_ day of July, 2003.

1845 S. MICHIGAN, LLC, an Illinois limited liability company  
By: CMK Development Corporation  
Its: Manager

By: \_\_\_\_\_  
Name: Colin M. Leskaj  
Its: President

M.G.R. TITLE

4

*[Handwritten signature]*

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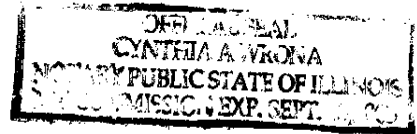
State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Cain M. Kinne personally known to me to be President of

CMK Development Corporation, manager of 1845 S. Michigan, LLC, appeared, before me this day in person and severally acknowledged that as such Member he signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal this 17th day of July, 2003

Commission expires



[Signature]  
NOTARY PUBLIC

This instrument was prepared by David J. O'Keefe  
Schain, Burney, Ross, & Citron LTD  
222 North LaSalle Street, Suite 1920  
Chicago, Illinois 60601

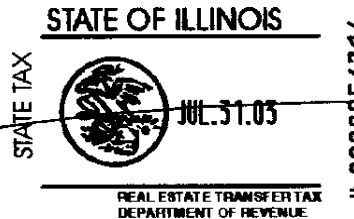
MAIL TO:

KENT ELLIOTT NOVIT  
100 N. LASALLE STREET  
CHICAGO, IL 60602  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

MERAKLEN LESYAT  
1845 S. MICHIGAN #2003  
CHICAGO IL 60616  
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO.



G:\HOME\Tomeiko\Closings\1845 S MICHIGAN VUE20\SWD.doc

# 000054714	REAL ESTATE TRANSFER TAX
	0024550
	FP326669

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## EXHIBIT "B"

### SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws and building line restrictions, and ordinances.
4. Declaration including any and all amendments and exhibits thereto.
5. The Condominium Property Act of Illinois.
6. Easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
7. Leases and licenses affecting the Common Elements (as defined in the Declaration).
8. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
9. Schedule B exceptions listed in Near North National Title Corporation Commitment Number \_\_\_\_\_.

Property of Cook County Clerk's Office

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### LEGAL DESCRIPTION

UNIT 2003 & P- 108 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VUE 20 CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0030215560, AS AMENDED FROM TIME TO TIME, IN BLOCK 3 IN WILLIAM JONES' ADDITION TO CHICAGO IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN#17-22-307-011  
17-22-307-012  
17-22-307-013

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, 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 DECLARATION OF CONDOMINIUM, 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."

COUNTY TAX  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
JUL. 31. 03  
REVENUE STAMP

# 0000108707  
**REAL ESTATE TRANSFER TAX**  
0000025  
FP326670

City of Chicago  
Dept. of Revenue  
314473  
07/31/2003 12:35  
Batch 02228 17  
Real Estate Transfer Stamp  
\$1,841.25

COUNTY TAX  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
JUL. 31. 03  
REVENUE STAMP

# 0000108696  
**REAL ESTATE TRANSFER TAX**  
0012250  
FP326670