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01-19402W

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Doc#: 0329529096
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 10/22/2003 10:23 AM Pg: 1 of 5

This Instrument Prepared by:

420 LOFTS LLC
420 W. Ontario
Management Office
Chicago, IL 60610

After Recording Return to and Send Subsequent Tax Bills to:

Helmer
420 W Ontario
Unit 401
Chicago, IL 60610

SPECIAL WARRANTY DEED

This Indenture is made as of the 12th day of August 2003, between 420 LOFTS LLC, an Illinois limited liability company ("Grantor") whose address is 420 W. Ontario, Management Office, Chicago, Cook County, Illinois, and , **NICHOLAS J. HELMER, II. and COLLEEN M. HELMER**, as tenants in common pursuant to that certain Tenant's In Common Agreement dated August 1, 2003, ("Grantee"), with an address at 420 West Ontario, Unit 401 Chicago, Cook County, Illinois.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

SEE ATTACHED EXHIBIT A

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 420 W. Ontario Residential Condominium Association recorded October 6, 1999 in the Cook County Recorder's Office as Document No. 99947221 (the "Original Declaration"), as amended by that certain First Amendment to Condominium Declaration recorded December 13, 2001 as Document No. 0011182379 ("First Amendment"), as further amended by Second Amendment to Condominium Declaration recorded on October 8, 2002 as Document No. 0021164860 ("Second Amendment") (the "Declaration") and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the 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 the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.


TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

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Property of Cook County Office

STATE OF ILLINOIS



STATE TAX

OCT. - 1.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


000056840 #

REAL ESTATE TRANSFER TAX

0074900

FP326600

COOK COUNTY



REVENUE STAMP

OCT. - 1.03

REAL ESTATE TRANSACTION TAX

000013385 #

REAL ESTATE TRANSFER TAX


00374.50

FP-326670

City of Chicago
Dept. of Revenue

319874

10/01/2003 14:30



Real Estate
Transfer Stamp

\$5,617.50

Batch 03108 56

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TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that during Grantor's ownership of the Premises Grantor 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 it **WILL WARRANT AND FOREVER DEFEND**, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the time period Grantor owned the Property subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act, as amended; (c) the City of Chicago Condominium Code; (d) the Declaration, including all amendments and exhibits thereto; (e) applicable zoning and building laws and ordinances and other ordinances of record; (f) encroachments, if any; (g) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (h) utility easements, if any, whether recorded or unrecorded; (i) leases and licenses affecting the common elements; (j) covenants, conditions, restrictions, permits, easements and agreements of record; and (k) liens and other matters of title over which Lawyers Title Insurance Company is willing to insure without cost to Grantee.

The Tenant, if any, of Unit No. 404 either waived or failed to exercise its option to purchase the unit or had no option to purchase the unit.

[SIGNATURE ON FOLLOWING PAGE]

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IN WITNESS WHEREOF, Grantor has signed these presents as of the day and year first above written.

By: **420 LOFTS LLC**, an Illinois limited liability company

By: 

Property of Cook County Clerk's Office

