

Special Warranty Deed

01033409 19 2  
FDMM:



Doc#: 0335014055  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/16/2003 09:57 AM Pg: 1 of 3

**THE GRANTOR**, THE METRO, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to **PATRICK CROKIN**,

(GRANTEE'S ADDRESS) 707 Forest Road, Glenview, Illinois of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

**SUBJECT TO:** (1) Real Estate Taxes not yet due and payable, (2) private, public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration; (6) Covenants, conditions restrictions, party wall permits, easements and agreements of record which do not materially adversely affect the use of the Premises as a condominium residence, and (7) Acts of Buyer

**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; 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.

**Permanent Real Estate Index Number(s):** 17-17-105-022, 17-17-105-023, 17-17-105-024, 17-17-105-025, 17-17-105-026, 17-17-105-027 and 17-17-105-028, Volume 591

**Address(es) of Real Estate:** *The Metro*, 1200 West Monroe Street,  
Unit #615, LCEPS #82, Chicago, Illinois 60607-2509

**In Witness Whereof**, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 4<sup>th</sup> day of Nov., 2003

*The Metro, LLC, an Illinois Limited Liability Company*

By   
Stephen E. Barron, Manager

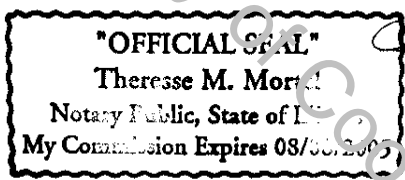
**Near North National Title Corp**  
**222 North LaSalle Street**  
**Chicago, Illinois 60601**

# UNOFFICIAL COPY

STATE OF ILLINOIS        }  
   }  
   }        SS  
 COUNTY OF COOK         }

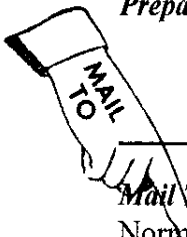
I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that The Metro by Stephen E. Barron, by its Manager, personally known to me to be the Manager of The Metro, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Oculus Development, Inc. by Stephen Barron and President they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of November 2003



Therese M. Moriel (Notary Public)


Prepared By: David S. Dordek  
 8424 Skokie Boulevard  
 Skokie, Illinois 60077



Mail To:  
Norman E. Wilson  
77 E. Washington St., Suite 1708  
Chicago, Illinois 60602

Name & Address of Taxpayer:  
Patrick Crokin  
1200 West Monroe, Unit 615  
Chicago, Illinois 60607-2509


CITY TAX

**CITY OF CHICAGO**  
  
 DEC. -5.03  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

890000006468

REAL ESTATE TRANSFER TAX
0170250
FP326675


STATE TAX

**STATE OF ILLINOIS**  
  
 DEC. -5.03  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000006860

REAL ESTATE TRANSFER TAX
0022700
FP326703

COUNTY TAX

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
  
 DEC. -5.03  
 REVENUE STAMP

# 0000004723

REAL ESTATE TRANSFER TAX
0011350
FP326657

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## EXHIBIT A LEGAL DESCRIPTION

Unit **[615]** and (together with its parking space: Limited Common Element Parking Space Number **82**) and Parking Space Unit [n/a] in the Metro Condominium as delineated on a survey of the following described real estate:

LOTS 13 AND 14 IN ASSESSOR'S DIVISION OF BLOCK 3 AND SUB-LOTS 2, 3 AND 4 IN ASSESSOR'S DIVISION OF LOT 1 IN BLOCK 3, LYING BELOW A HORIZONTAL PLANE OF +98.95 CITY OF CHICAGO DATUM, IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ( EXCEPT THAT PART THEREOF LYING BELOW A HORIZONTAL PLANE OF +26.65 CITY OF CHICAGO DATUM AND LYING ABOVE A HORIZONTAL PLANE OF +15.35 CITY OF CHICAGO DATUM, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 14; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 20.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 28.34 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 10.20 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 26.46 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 24.53 FEET ; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.98 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 2.07 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 38.82 FEET TO A POINT ON THE SOUTH LINE OF SAID LOTS 13 AND 14; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.89 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Which survey is attached as Exhibit [B] to the Declaration of Condominium recorded as document number [0315027090], and as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois