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2053100
MTC TMA

SPECIAL WARRANTY DEED Statutory (ILLINOIS)

1/31/04



Doc#: 0404919032
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/18/2004 08:33 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 3 day of February, 2004 between 1422 LaSalle Partners, an Illinois General Partnership, duly authorized to transact business in the State of Illinois, party of the first part, and **Vincent Kueffner and David Johnson**, 1360 N. Sandburg Terrace, #501, Chicago, Illinois 60614, party of the second part, **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"**

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 17-04-205-019-0000, 17-04-205-025-0000 and 17-04-205-026-0000

Address of Real Estate: 1422 N. LaSalle St., Unit 104, P-1, Chicago, IL

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Members, this 3 day of February, 2004.

1422 LaSalle Partners, an Illinois General Partnership
By: 1422 LaSalle, LLC, an Illinois limited liability company
Its: General Partner

By: [Signature]
Name: Colin M. Kihnke
Its: Manager

M.G.R. TITLE

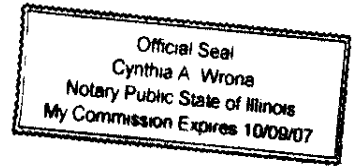
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State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Colin M. Kihnke personally known to me to be the Manager of

1422 LaSalle, LLC, General Partner of 1422 LaSalle Partners, 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 3rd day of February 2004



Commission expires

[Signature]
NOTARY PUBLIC

This instrument was prepared by David J. O'Keefe
Schain, Burney, Ross, & Citron, LTD
222 North LaSalle Street, Suite 1020
Chicago, Illinois 60601

Real Estate
Transfer Stamp
\$1,845.00
City of Chicago
Dept. of Revenue
330928
02/17/2004 09:55 Batch 02242 7



MAIL TO:

James Zazakis, Esq.
4334 N. Hazel, Suite 104
Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Vincent Kueffner and David Johnson
1422 N. LaSalle St., Unit 104
Chicago, Illinois

OR RECORDER'S OFFICE BOX NO.

COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX  REVENUE STAMP FEB. 13.04	# 0000122673	REAL ESTATE TRANSFER TAX 0012300	# 0000061546	REAL ESTATE TRANSFER TAX 0024600	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX  STATE TAX FEB. 12.04
		FP326670		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 Mercury Title Company Commitment Number 2053100.

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT 104 AND P-1 IN THE COAST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE SOUTH 34 1/2 FEET OF THE EAST 172 FEET OF LOT 2 IN COUNTY CLERK'S RESUBDIVISION OF LOT 117 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 14 EXCEPT THAT PART OF SAID LOT LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 101 AND 102 AND PART OF LOTS 95, 96, 97 AND 100 OF BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 15 AND 16 (EXCEPT THAT PART OF SAID LOTS LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET) IN ASSESSOR'S DIVISION OF LOTS 92, 93, 94, 99, 101 AND 102 AND PART OF LOTS 95, 96, 97 AND 100 OF BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0403727111, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN# 17-04-205-019-0000
17-04-205-025-0000
17-04-205-026-0000
AFFECTS UNDERLYING LAND

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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL