

# UNOFFICIAL COPY



4332686 (1/2)  
SPECIAL

## WARRANTY DEED

Doc#: 0407747076  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/17/2004 08:32 AM Pg: 1 of 3

THE GRANTOR, *Sky West, L.L.C.*, an Illinois limited liability company 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 consideration, in hand paid and pursuant to authority given by the Managers of said Company, CONVEYS AND WARRANTS to *Joseph F. Engel Jr. and Barbara E. Benson*, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


617 4332687M-3  
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, its heirs and assigns forever.


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.: 17-17-101-038 (*underlying*)

Property Address: 1501 West Madison Street, Unit 909S and Parking Space P5-8  
Chicago, Illinois 60607

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS MAR. 10.04	REAL ESTATE TRANSFER TAX 00245.00
	# 0000016257	FP 103014

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO MAR. 10.04	REAL ESTATE TRANSFER TAX 02587.50
	# 0000008233	FP 103018

STATE OF ILLINOIS  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS MAR. 12.04	REAL ESTATE TRANSFER TAX 00100.00
	# 0000016324	FP 103014

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY MAR. 10.04	REAL ESTATE TRANSFER TAX 00172.50
	# 0000015974	FP 103017

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by James M. Engel, the Manager of West Madison Developers, L.L.C., its Manager, this 26<sup>th</sup> day of July, 2004.

Sky West, L.L.C., an Illinois limited liability company,  
By West Madison Developers, L.L.C., an Illinois limited liability company,  
Its Manager

By: [Signature]  
Manager of West Madison Developers, L.L.C.,  
an Illinois limited liability company

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

The undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY THAT James M. Engel, personally known to me to be the Manager of West Madison Developers, L.L.C., an Illinois limited liability company, the Manager of Sky West, L.L.C., an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said limited liability company, as his 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 26<sup>th</sup> day of July, 2004.

[Signature]  
OFFICIAL SEAL  
VICKI J. BROOKS Notary Public  
Notary Public - State of Illinois  
My Commission Expires Sept. 27, 2005

My commission expires on \_\_\_\_\_, 20\_\_\_\_.

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

Mail to:

Send subsequent tax bills to:

Joseph F. Engel & Barbara E. Benson  
6 South Laflin #909  
Chicago, IL 60607

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6 South Laflin #909  
Chicago, IL 60607

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## *EXHIBIT "A"*

### **LEGAL DESCRIPTION FOR PARK 1500 LOFT CONDOMINIUMS**

Unit 909S and Parking Space P5-8 together with its undivided percentage interest in the common elements in Park 1500 Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 0011105978, as amended, in the West ½ of the Northwest ¼ of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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.

Property of Cook County Clerk's Office