



04126352150

**SPECIAL WARRANTY DEED
(ILLINOIS)**

Doc#: 0412635215
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/05/2004 11:59 AM Pg: 1 of 3

AFTER RECORDING, MAIL TO:

JOSEF QUIROZ
312 N. MAY #515
CHICAGO IL 60607

NAME AND ADDRESS OF PREPARER:

Invsco Group, Ltd.
1212 North LaSalle Street, Suite 100
Chicago, Illinois 60610

RECORDER'S STAMP

May Loftominium, LLC, an Illinois limited liability company (hereinafter referred to as "Grantor"), whose mailing address is 1212 N. LaSalle Street, Suite 100, Chicago, Illinois 60610, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Josef Natividad Quiroz, married (hereinafter referred to as "Grantee"), whose mailing address is 4207 Edgewater Avenue, Hillside, IL 60162, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors, and assigns forever, that certain tract of real property located in Cook County, Illinois and more particularly described on "Exhibit "A" attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements located thereon (said real property together with any and all of the related improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being collectively referred to as the "Property"). This is not homestead property.

TO HAVE AND TO HOLD the Property into Grantee, its heirs, executors, administrators, legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, though, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Exhibit "B" attached hereto

M.G.R. TITLE

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 1st Day of September, 2003.

GRANTOR:

MAY LOFTOMINIUM, LLC.
An Illinois limited liability company

By: A.P. Loftominium Consultants, Inc.,
an Illinois corporation

By: Nicholas V. Gouletas
Nicholas V. Gouletas, Vice President

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Nicholas V. Gouletas, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of September, 2003

Christie L. Bauer (Notary Public)

City of Chicago
Dept. of Revenue
338007
05/04/2004 09:25 Batch 11877 6



Real Estate
Transfer Stamp
\$123.75



STATE TAX
STATE OF ILLINOIS
MAY -3.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000063921
REAL ESTATE
TRANSFER TAX
0001650
FP326669

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY -3.04
REVENUE STAMP

0000128300
REAL ESTATE
TRANSFER TAX
0000825
FP326670

UNOFFICIAL COPY

LEGAL DESCRIPTION

INDOOR PARKING UNIT P-18 IN WAREHOUSE 351 GARAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 1 TO 6 AND LOTS 27 TO 30 IN THE SUBDIVISION OF BLOCK 7 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH PART OF KINZIE STREET, LYING NORTH OF AND ADJOINING THE NORTH LINE OF AFORESAID BLOCK 7 AND SOUTH OF AND ADJOINING THE "DIVISION LINE" BETWEEN THE LANDS OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE LANDS OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILWAY COMPANY, AS ESTABLISHED BY AGREEMENT DATED FEBRUARY 11, 1903 AND RECORDED FEBRUARY 9, 1943, AS DOCUMENT 13028398, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF AFORESAID BLOCK 7 EXTENDED NORTH TO AFORESAID "DIVISION LINE"; THENCE WEST ALONG THE AFORESAID "DIVISION LINE", A DISTANCE OF 251.71 FEET TO ITS INTERSECTION WITH THE WEST LINE OF AFORESAID BLOCK 7 BEING THE EAST LINE OF MAY STREET, EXTENDED NORTH; THENCE SOUTH ALONG THE AFORESAID DESCRIBED WEST LINE OF BLOCK 7, A DISTANCE OF 105.0 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL WITH AFORESAID "DIVISION LINE", A DISTANCE OF 251.73 FEET TO A POINT ON THE EAST LINE OF AFORESAID BLOCK 7; THENCE NORTH ALONG THE EAST LINE OF AFORESAID BLOCK 7 AND ITS EXTENSION NORTH, BEING THE WEST LINE OF ABERDEEN STREET, A DISTANCE OF 105.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0331731139, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.