

UNOFFICIAL COPY



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SPECIAL WARRANTY DEED  
(ILLINOIS) 1-FA11

Doc#: 0418841075  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/08/2004 10:21 AM Pg: 1 of 3

AFTER RECORDING, MAIL TO:

Stefanie A Juster  
ATTY AT LAW  
254 WINDSOR DRIVE  
BUFFALO GROVE IL 60089

NAME AND ADDRESS OF PREPARER:

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

RECORDER'S STAMP

M.G.R. TITLE

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 Cara Taber, Single (hereinafter referred to as "Grantee"), whose mailing address is 312 North May, Unit 4K, Chicago, Illinois 60607, 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, <sup>her</sup> 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, <sup>her</sup> heirs, executors, administrators, legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, <sup>her</sup> 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 "A" attached hereto

STATE OF ILLINOIS

STATE TAX



JUL.-1.04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 00006600

REAL ESTATE TRANSFER TAX
0001100
FP326660

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUL.-1.04

REVENUE STAMP

# 0000133418

REAL ESTATE TRANSFER TAX
0000550
FP326670

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IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 16<sup>th</sup> Day of June, 2004.

**GRANTOR:**

MAY LOFTOMINIUM, LLC.  
An Illinois limited liability company

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

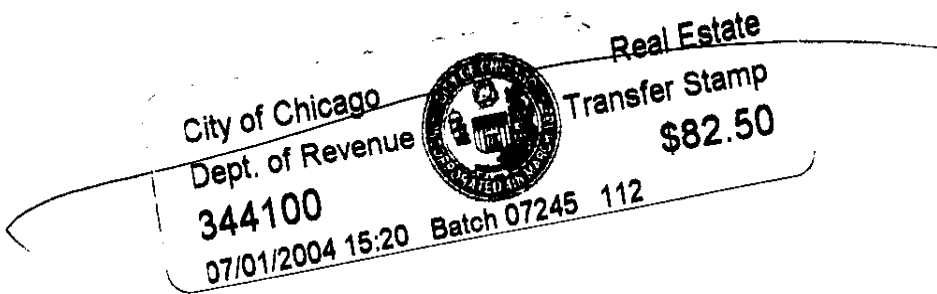
By: Nicholas V. Gouletas  
Nicholas V. Gouletas, Vice President

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 16<sup>th</sup> day of June, 2004

[Signature] (Notary Public)



**UNOFFICIAL COPY**

EXHIBIT A

OUTDOOR PARKING UNIT P-28 IN THE WAREHOUSE 351 GARAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

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 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"; 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; 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 AFORESAID BLOCK 7, THENCE NORTH ALONG THE WEST LINE OF AFORESAID BLOCK 7 AND ITS EXTENSION NORTH, BEING THE WEST LINE 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.

PIN #: 17-08-401-004-0000

Commonly known as: 351 NORTH MAY STREET UNIT P-28  
CHICAGO, Illinois 60607

"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 EASEMENT 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.

subject only to : (1) general real estate taxes not due and payable at the time of Closing; (2) ~~special taxes and assessments for improvements not yet completed~~; (3) applicable zoning and building laws and building line restrictions, and ordinances; (4) ~~acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser~~; (5) ~~streets and highways, if any~~; (6) party wall rights and agreements, if any; (7) encroachments (provided such do not materially adversely affect the intended use of the Unit); (8) covenants, conditions, restrictions, easements, permits and agreements or record, including the Declaration, as amended from time to time; (9) ~~Cross-Easement Agreement, if any~~; (10) the Condominium Property Act of Illinois (the "Act"); (11) ~~liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser~~; and (12) ~~instalments due after closing for assessments levied pursuant to the Declaration~~.