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SPECIAL WARRANTY DEED
ILLINOIS



UPON RECORDING MAIL TO:
David B. Sosin, Esq.
Sosin Lawler & Arnold LLC
11800 S. 75th Avenue, Suite 300
Palos Heights, IL 60463

Doc#: 0430235203
Eugene "Gene" Moore Fee: \$54.00
Cook County Recorder of Deeds
Date: 10/28/2004 11:47 AM Pg: 1 of 4

SEND SUBSEQUENT TAX BILLS TO:
Len Quas
~~2000 South Michigan Avenue~~
~~Unit 305~~
~~Chicago, Illinois 60616~~

8918 S. NASHVILLE
OAK LAWN, IL. 60453

The grantor, **LOCOMOBILE LOFTS LLC**, an Illinois limited liability company ("Grantor"), of 1133 South Wabash, Unit 1, Chicago, Illinois 60605, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Len Quas** ("Grantee"), of **8918 South Nashville, Oak Lawn, IL 60453**, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit: SEE ATTACHED EXHIBIT A, and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: the Illinois Condominium Property Act; the Declaration of Condominium and all amendments thereto (referenced in Exhibit A); applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; covenants, conditions and restrictions of record; and, general real estate taxes for the year **2003 (second installment)** and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

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, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium 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.

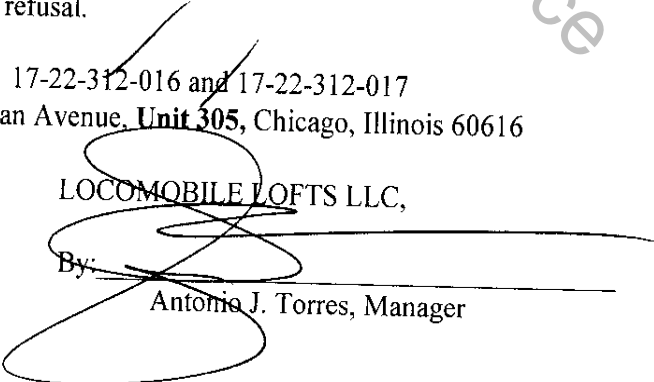
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

The Tenant of Unit 305 had no right of first refusal.

Permanent Real Estate Index Numbers: 17-22-312-016 and 17-22-312-017
Address of real estate: 2000 South Michigan Avenue, Unit 305, Chicago, Illinois 60616

Dated this 29th day of September, 2004.

LOCOMOBILE LOFTS LLC,

By: 
Antonio J. Torres, Manager

Box 333

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1 of 1

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WP8377487

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 OCT 25 '04 DEPT. OF REVENUE
 P.B. 10686
 284.50

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP OCT 25 '04
 P.B. 11427
 172.25

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE OCT 25 '04
 P.B. 11193
 135.75

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE OCT 25 '04
 P.B. 11193
 999.00

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPT. OF REVENUE OCT 25 '04
 P.B. 11193
 999.00

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT **305** IN THE LOCOMOBILE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCK 2 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0422539031, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA **S-305**, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0422539031.

PARCEL 3:

EASEMENTS IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0422539030.

Address: 2000 South Michigan Avenue, Chicago, Illinois 60616

P.I.N. Nos.: 17-22-312-016 and 17-22-312-017

Property of Cook County Clerk's Office