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SPECIAL WARRANTY DEED

Doc#: 0435735051
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/22/2004 08:08 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH,

That the Grantor, **ADAMS-DES PLAINES LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDERS USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby **GRANTS, BARGAINS, SELLS AND CONVEYS** to Molly M. Francis ("Grantee"), whose address is 4756 North Dover, 2F, Chicago, Illinois 60640 the following described real estate, to-wit:

PARCEL 1: UNIT NUMBER 1008 & P-70 IN THE EDGE LOFTS AND TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5, 6, 7, 8, AND 9 IN BLOCK 22 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0430327071, AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE EDGE LOFTS AND TOWER, RECORDED AS DOCUMENT NUMBER 0430327070.

Grantor also hereby Grants to Grantee, its successors an 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 for the benefit of the remaining property described therein.

8245349 Munden CTC 1012 no abos

BOX 334 CTI

STATE TAX	STATE OF ILLINOIS	DEC. 20. 04	REAL ESTATE TRANSFER TAX
			00176.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000081706	FP 102808
CITY TAX	CITY OF CHICAGO	DEC. 20. 04	REAL ESTATE TRANSFER TAX
			01320.00
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000018478	FP 102805

COUNTY TAX	COOK COUNTY	DEC. 20. 04	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSACTION TAX		00088.00
	REVENUE STAMP	# 0000081913	FP 102802

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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 TO (a) general real estate taxes not due and payable at the time of closing, (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, the REA and the Condominium Documents (each as defined in the Declaration), including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing; (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record, (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Parcel; and (k) liens and other matters of title over which the Chicago Title Insurance Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Numbers: 17-16-109-018-0000
17-16-109-019-0000
17-16-109-023-0000

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 10th day of

December, 2004.

ADAMS-DES PLAINES LLC,
an Illinois limited liability company

BY: CONVERSION MARKETING &
MANAGEMENT, INC.,
an Illinois corporation

Its: Manager

By: 
Name: Neil Stenholt

Its: President

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Neil Stenholt, as President of Conversion Marketing & Management, Inc., an Illinois corporation, as the Manager of Adams-Des Plaines LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation and said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10th day of December, 2004.



[Signature]
 Notary Public

My commissions expires 8/2/2005

After Recording Mail to:
Molly Francis
4546 N. Greenview
Chicago IL
60640

Send Subsequent Tax Bills to:
Molly Francis
4546 N. Greenview
Chicago, IL 60640

This Instrument was Prepared by Horwood Marcus & Berk Chtd.
 Whose Address is 180 N. LaSalle Street, Suite 3700, Chicago, Illinois 60601
 210 S. DRS PLAINES # 1008, CHGO.