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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,

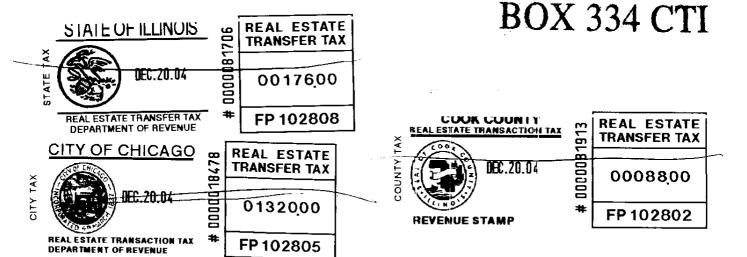
THE ABOVE SPACE FOR RECORDERS USE ONLY

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, ILL NOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DEC. ARATION 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.



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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) covernants, 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 he exoto set its hand and seal this 10 day of day of 200 4.

ADAMS-DES PLAINES LLC,

an Illinois limited liability company

BY: CONVERSION MARKETING &

MANAGEMENT, INC., an Illinois corporation

Its: Manager

Name: Neil/Stenholt

Its: President

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STATE OF ILLINOIS	
COLDINATION) 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 Presider	nt of Conversion Marketing & Management, Inc., an Illinois
corporation, as the Manager of Ada	ms-Des Plaines LLC, an Illinois limited liability company
personally known to me to be the same	e person whose name is subscribed to the foregoing instrument
appeared before me this day in person	on and acknowledged that he signed and delivered the said
instrument as his own free and volunt	tary act, and as the free and voluntary act of said corporation
and said limited liability company, for	r the uses and purposes therein set forth.
, tringing, to	t the uses and purposes therein set forth.
GIVEN under my hand and N	otarial Seal this 10 th day of December, 2004.
Q	
"OFFICIAL SEAL"	
CHRISTINA L. MASTERS 3	Notary Public
NOTARY PUBLIC, STATE OF ILLINOIS	
MY COMMISSION EXPIRES 8/2/2005	Ola I
	My commissions expires $8/2/2005$
	τ_{\sim}
After Recording Mail to:	Send Subsequent Tax Bills to:
Many Francis	A 4
4546 N. Greenview	Molly Francis
01:	
Mago IL	4546 N. Greenview
(NO4)	Chica & TI 1044
20410	_ Chi cago ; IL 60640
This Instrument was Prepared by Horw	vood Marcus & Berk Chtd. et, Suite 3700, Chicago, Illinois 60601
whose Address is 180 N. LaSalle Stree	et, Suite 3700, Chicago, Illinois 60601
2105 DX5 PLAIN	Ms # 1008, C/60.
 	