

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22<sup>nd</sup> day of December, 2004 between STATE STREET ASSOCIATES, LLC, a limited liability company ("Grantor"), and JAMES J. WELTI, JR. and MARY KAY WELTI, husband and wife, as joint tenants with right of survivorship, 161 W. Hubbard Street, Chicago, Illinois 60605 ("Grantee"),



Doc#: 0501426151  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/14/2005 03:56 PM Pg: 1 of 4

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100 dollars and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member of Grantor, by these present does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

### LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: real estate taxes not yet payable; covenants, conditions, restrictions, agreements and easements of record; and acts of Grantee.

Grantor also hereby grants to the Grantee, Grantee's successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

NEAR NORTH NATIONAL TITLE  
222 NO. LA SALLE  
CHICAGO, ILLINOIS 60601

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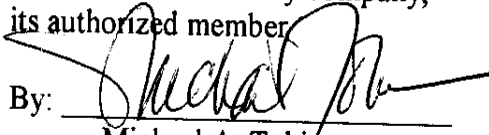
This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, the day and year first above written.

STATE STREET ASSOCIATES LLC, an Illinois limited liability company

By: State Street Partners, LLC, an Illinois limited liability company, Operator


By: Northern State Street LLC, an Illinois limited liability company, its authorized member

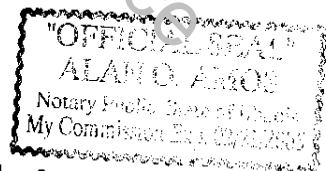
By:   
Michael A. Tobin  
Its Manager

STATE OF ILLINOIS )  
  )ss  
COUNTY OF COOK )

The undersigned, a Notary Public, in and for said County, in the State aforesaid, does hereby certify that Michael A. Tobin, as Manager of Northern State Street LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22<sup>nd</sup> day of December, 2004

  
Notary Public



SEND SUBSEQUENT TAX BILLS TO: Mr. & Mrs. Welti  
1155 S STATE U# C-703  
CHICAGO IL 60605

This instrument was prepared by:

Upon recordation return to:

Alan O. Amos  
Alan O. Amos & Associates, P.C.  
180 N. LaSalle Street, #3150  
Chicago, IL 60601

Chris J. Aiello  
322 S. Ardmore  
Villa Park, IL 60181



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## Exhibit A

## Parcel A:

Unit C-703 and Parking Space P-191 in the State Place Condominium, as delineated on a survey of part of the following described real estate:

## Parcel 1:

Sublots 1 and 2 of Lot 2, Sublots 1 and 2 of Lot 3, Sublots 1 and 2 of Lot 6, Sublots 1 and 2 of Lot 7 and Sublots 1 and 2 of Lot 10, all in Block 22 in Canal Trustees' Subdivision of Fractional Section 15 Addition to Chicago, according to the Plat thereof filed September 1, 1878 as document number 20751 and re-recorded September 24, 1877 as document number 151610 (Except the West 27 Feet of said Sublots taken for widening State Street); and also, Lots 1, 2, 3, 4, 5, 6, 7, and 8 in Jackson's Subdivision of Lots 11 and 12 in Block 22, in Fractional Section 15 Addition to Chicago, according to the Plat thereof filed for record May 5, 1877 as document number 133390 (Except the West 27 feet of said Lots 1 through 7 taken for widening State Street), all in Section 15, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

## Parcel 2:

That part of vacated South State Street lying West of the East line of the West 27.0 feet of lots 2, 3, 6, 7, and 10 in block 22 in Canal Trustee's Subdivision, aforesaid, and lying West of Lots 1 through 7 both inclusive, in Jackson's Subdivision, aforesaid, and lying East of a line 1.50 feet West of and parallel with the East line of the West 27.0 feet of Lots 2, 3, 6, 7, and 10 in Canal Trustee's Subdivision, aforesaid, as extended Southerly to the North line of E. Roosevelt Road, lying Southerly of the South line of E. 11th Street, and North of the North line of E. Roosevelt Road, pursuant to that certain vacation Ordinance recorded August 29, 2003 as document number 0324119133.

Which survey is attached as Exhibit B to the Declaration of Condominium recorded December 9, 2004 as document number 0434410057, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

## Parcel B:

Easements for the benefit of Parcel A as created by Declaration of Covenants, Conditions, Restrictions and Easements recorded December 9, 2004 as document number 0434410056 made by State Street Associates, LLC, an Illinois limited liability company, as Declarant, for ingress and egress, structural support, maintenance, encroachments and use of common walls, ceilings and floors over and across the retail property as more fully described therein and according to the terms set forth therein.

P.I.Ns.: 17-15-308-001-0000 through 17-15-308-012-0000 (pre-conversion)

Commonly known as: 1155 S. State St., Chicago, Illinois 60605

City of Chicago  
Dept. of Revenue  
363174




Real Estate  
Transfer Stamp  
\$4,852.50

12/21/2004 13:44 Batch 06206 62

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STATE TAX

STATE OF ILLINOIS



JAN. 14. 05


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000008487

REAL ESTATE TRANSFER TAX
00647.00
FP326703

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JAN. 14. 05

REVENUE STAMP

# 0000006350

REAL ESTATE TRANSFER TAX
00323.50
FP326657

Property of Cook County Clerk's Office