

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0505939098  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 02/28/2005 03:54 PM Pg: 1 of 4

THIS INDENTURE, made this 28  
day of January, 2005 between  
STATE STREET ASSOCIATES,  
LLC, a limited liability company  
("Grantor"), and HUNG JIM LEE  
and BETTY M LEE, husband and  
wife, as joint tenants with right of  
survivorship, 7401 Summit Road,  
Darien, Illinois 60561 ("Grantee"),

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 N. LaSalle  
Chicago, IL 60601

W.H. (1927)  
8410 5010  
N.N.N.

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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*  
**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 21<sup>st</sup> day of January, 2005

*Carmin J. Bagwell*  
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

Hung Him Lee and Betty M. Lee  
7401 Summit Rd  
DARIAN IL 60561

This instrument was prepared by:

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



Upon recordation return to:

Barry M. Rosenbloom  
750 W. Lake Cook Rd., #140  
Buffalo Grove, IL 60089

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## Exhibit A

## Parcel A:

Unit H-602 and Parking Space P.21 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, 1848 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 14 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.

17-15-308-001-0000  
Through 012-0000

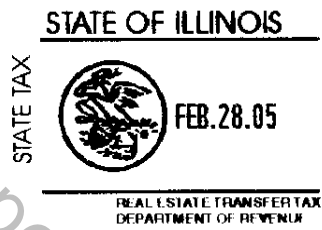
City of Chicago  
Dept. of Revenue  
366825



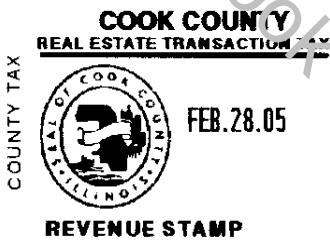
Real Estate  
Transfer Stamp  
\$2,362.50

01/27/2005 15:10 Batch 14394 74

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|              | 00315.00                    |
|              | FP326703                    |



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|              | 00157.50                    |
|              | FP326657                    |

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