



Doc#: 0509733088  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 04/07/2005 09:28 AM Pg: 1 of 6

**SPECIAL WARRANTY DEED**  
LIMITED LIABILITY COMPANY  
ILLINOIS

THIS AGREEMENT, made this 1<sup>st</sup> day of APRIL,  
2005, between IT2K Development, LLC,  
an Illinois limited liability company, created  
and existing under and by virtue of the laws of the State of Illinois  
and duly authorized to transact business in the State of Illinois,  
party of the first part, and Ivan Kutlesa, 1601-1611 S. State  
Street, Unit 5A, Chicago, IL 60616

party of the second part, WITNESSETH, that the party of the first  
part, for and in consideration of the sum of Ten and no/100  
Dollars and other good and valuable consideration in hand  
paid by the party of the second part, the receipt whereof is hereby  
acknowledged, by these presents does REMISE, RELEASE,  
ALIEN AND CONVEY unto the party of the second part, said  
Ivan Kutlesa and to his 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, to wit:

The legal description of the real estate is set forth  
in Exhibit A attached to and made part of this Deed

Above Space for Recorder's Use Only

The grant, reservations and provisions set forth in Exhibit B attached hereto are incorporated into  
and made a part of this Deed.

Together with all and singular the hereditaments and appurtenances therunto 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 party of the first  
part, 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 of the party of the second part, his heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to  
and with the party of the second part, his 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 incumbered 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: \_\_\_\_\_  
the matters set forth on Exhibit C attached hereto

8267580  
Kim  
BOX 334 CH  
N2  
Obs 1 of 2

6/4/05

# UNOFFICIAL COPY

Permanent Real Estate Number(s): 17-22-300-001-000 and part of 17-22-300-002-0000, subject to Tax Division Petition No. 2005-0614


Address(es) of real estate: 1601-1611 S. State Street, Unit 5A, Chicago, IL 60616


IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by all of its members the day and year first above written.


IT2K Development, LLC

By: Tomislav Pavic  
Tomislav Pavic, its sole member-manager

This instrument was prepared by: C. John Anderson, Anderson Law Offices, 25 E. Washington Street, # 1120, Chicago, IL. 60602

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	APR.-5.05	00295.00
	# 000001782	FP 103032

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	APR.-5.05	00147.50
	# 0000001845	FP 103034

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	APR.-5.05	02212.50
	# 0000000700	FP 103033



# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

UNIT NO. R-5A AND UNIT PS-14 IN THE STATE PLACE CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 8 FEET OF THE WEST 45 FEET OF THE EAST 70 FEET OF LOT 10, ALL OF LOT 11 AND SO MUCH OF LOT 12 AS LIES SOUTH OF THE SOUTH LINE OF 16<sup>TH</sup> STREET, IN BLOCK 4 IN CLARKE'S ADDITION TO CHICAGO A SUBDIVISION OF THE NORTH 6.10 CHAINS OF THE SOUTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 34 FEET OF SAID LOTS TAKEN FOR WIDENING STATE STREET AND EXCEPT THE EAST 25 FEET OF SAID LOT 10, THE EAST 25 FEET OF THE SOUTH 49.15 FEET OF SAID LOT 11, THE EAST 28 FEET OF THE NORTH 17.95 FEET OF SAID LOT 11 AND THE EAST 28 FEET OF SOUTH 42.10 FEET OF SAID LOT 12,

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0428834014 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

### GRANT, RESERVATION AND PROVISIONS

GRANTOR ALSO HEREBY GRANTS TO GRANTEE(S), AND THE SUCCESSORS AND ASSIGNS OF GRANTEE(S), 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.

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.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit C Title Exceptions

1. General real estate taxes for the year 2004 and subsequent years.
2. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document No. 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded as Document No. 0428834014, as amended from time to time.
4. Limitations and conditions imposed by the Condominium Property Act.
5. Covenant dated June 24, 2004 and recorded June 28, 2004 as Document No. 0418018064 regarding sewer and water service to parcel 1 and the condominium units within Building located thereon.

Property of Cook County Clerk's Office