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SPECIAL WARRANTY DEED ILLINOIS

Doc#: 0515242156
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/01/2005 09:32 AM Pg: 1 of 3

UPON RECORDING MAIL TO:
Judy L. DeAngelis, Esq.
767 Walton Lane
Grayslake, IL 60030

SEND SUBSEQUENT TAX BILLS TO:
Adam Walthers
2000 South Michigan Avenue
Unit 306
Chicago, Illinois 60616

WIP 83-77488 10/2 New Cooks no other CT

The grantor, **LOCOMOBILE LOFTS LLC**, an Illinois limited liability company ("Grantor"), of 1133 South Wabash, Unit 1, Chicago, Illinois 60605, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **Adam Walthers, a single individual** ("Grantee"), of **2808 South Michigan Avenue, Unit 2, Chicago, Illinois**, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit: **SEE ATTACHED EXHIBIT A**, and covenants that it will **WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: the Illinois Condominium Property Act; the Declaration of Condominium and all amendments thereto (referenced in Exhibit A); applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; covenants, conditions and restrictions of record; and, general real estate taxes for the year **2004 (second installment)** and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

Grantor also hereby grants to the Grantee, its successors and 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 of Condominium 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

The Tenant of Unit **306** had no right of first refusal.

Permanent Real Estate Index Numbers: 17-22-312-016 and 17-22-312-017
Address of real estate: 2000 South Michigan Avenue, **Unit 306**, Chicago, Illinois 60616

(underlying law)

Dated this 12th day of May, 2005.

LOCOMOBILE LOFTS LLC,
By: _____
Antonio J. Torres, Manager

Box 334

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State of Illinois)
)SS
County of Cook)

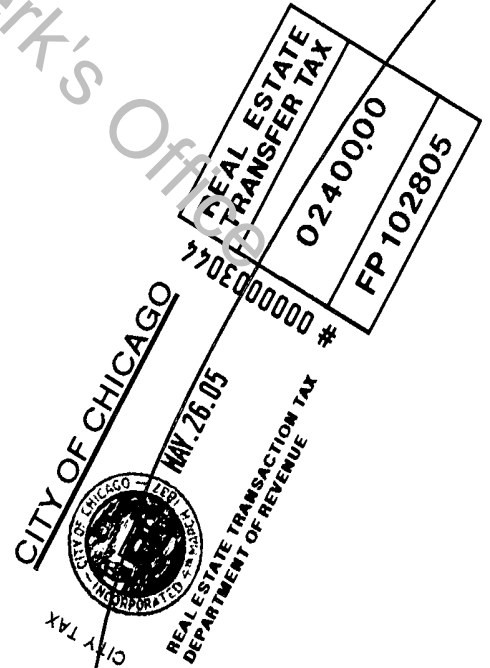
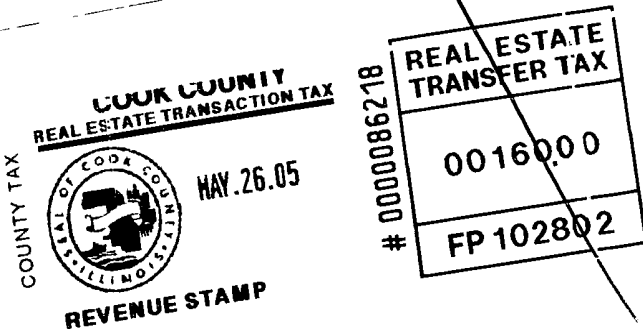
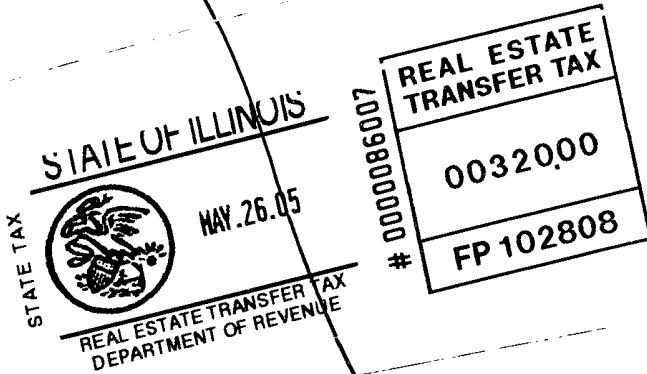
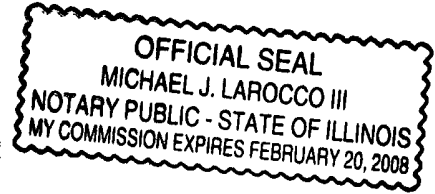
I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Antonio J. Torres, as Manager of Locomobile Lofts LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 12th day of May, 2005.



Notary Public

This instrument prepared by: Paul G. Hull, Esq.
Stahl Cowen Crowley LLC
55 West Monroe Street
Suite 500
Chicago, Illinois 60603



Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 306 IN THE LOCOMOBILE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCK 2 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0422539031, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA S-306, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0422539031.

PARCEL 3:

EASEMENTS IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0422539030.

Address: 2000 South Michigan Avenue, Chicago, Illinois 60616

P.I.N. Nos.: 17-22-312-016 and 17-22-312-017 (underlying land)