

# UNOFFICIAL COPY

01051048 lot 2 B6

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15<sup>th</sup> day of June, 2005 between STATE STREET ASSOCIATES, LLC, a limited liability company ("Grantor"), and MICHAEL A. NACHOWICZ and YEAT X. NACHOWICZ, as joint tenants with right of survivorship, 16418 N. Ash Lane, Lockport, Illinois 60440 ("Grantee"),



Doc#: 0516811224  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 06/17/2005 03:01 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 N. LaSalle  
Chicago, IL 60601

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Property of Cook County Clerk's Office

COUNTY TAX  
**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
  
JUN. 13.05  
**REVENUE STAMP**

# 000007425  
**REAL ESTATE  
TRANSFER TAX**  
0018000  
FP326657

STATE TAX  
**STATE OF ILLINOIS**  
  
JUN. 13.05  
**REAL ESTATE TRANSFER TAX**  
DEPARTMENT OF REVENUE

# 0000009568  
**REAL ESTATE  
TRANSFER TAX**  
0036000  
FP326703

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Parcel A:

Unit H1407 and Parking Space P207 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.

Real Estate  
Transfer Stamp  
\$2,700.00



City of Chicago  
Dept. of Revenue

381929

06/01/2005 14:31 Batch 05396 83