

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13<sup>TH</sup>  
<sup>June</sup>~~March~~, 2005 between STATE  
 STREET ASSOCIATES, LLC, a  
 limited liability company  
 ("Grantor") and JULIE GERDING,  
 4435 1/2 ~~Greenview, #1W,~~ Chicago,  
 Illinois ~~60640~~ ("Grantee"), 1910 S. Indiana  
60616 Unit 425



Doc#: 0517511181  
 Eugene "Gene" Moore Fee: \$30.00  
 Cook County Recorder of Deeds  
 Date: 06/24/2005 03:37 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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 J

NUNIT 01050372 Arch Co. X

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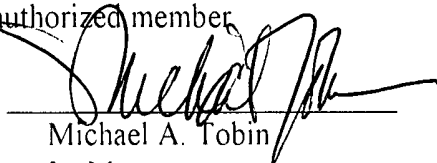
This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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

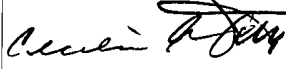
By:   
Michael A. Tobin  
Its Manager

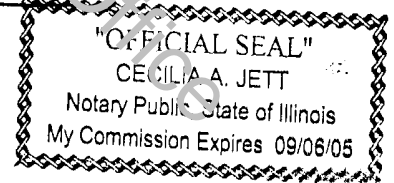
Property of COOK COUNTY, ILLINOIS

STATE OF ILLINOIS )  
                                  )ss  
COUNTY OF COOK )

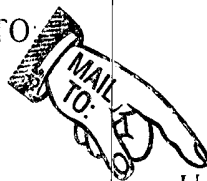
The undersigned, a Notary Public, in and for said County, in the State aforesaid, does hereby certify that Michael A. Tobin, as Manager of Northern State Street LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument 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 13 day of ~~March~~ <sup>June</sup>, 2005.

  
Notary Public



SEND SUBSEQUENT TAX BILLS TO



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:

Michael J. Mealer  
5133 N. Mason  
Chicago, IL 60630

# UNOFFICIAL COPY

Property of Cook County

**STATE OF ILLINOIS**  
STATE TAX



**REAL ESTATE TRANSFER TAX**  
199000000 # 0037200  
FP326703

**REAL ESTATE TRANSFER TAX**  
DEPARTMENT OF REVENUE  
JUN 21 05

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
COUNTY TAX

**REAL ESTATE TRANSFER TAX**  
000007505 # 0018800  
FP326657

**REVENUE STAMP**  
JUN 21 05

**UNOFFICIAL COPY**

Parcel A:

Unit H-1204 and Parking Space P. 16 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 13390 (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)

Real Estate  
Transfer Stamp  
\$2,790.00



City of Chicago  
Dept. of Revenue  
383457  
06/10/2005 14:15 Batch 05304 59