

435218122 UNOFFICIAL COPY

**SPECIAL  
WARRANTY DEED**  
Statutory (ILLINOIS)

10/2

GIT



Doc#: 0519447088  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/13/2005 11:40 AM Pg: 1 of 3

**THE GRANTOR**, 1111 South Wabash, L.L.C., an Illinois limited liability company, c/o R.T.G. Land Development Corporation, 302 W. Burlington, LaGrange, Illinois 60525, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS to BRIAN S. LUCHT and ANNE L. LAU-LUCHT, husband and wife, of 416 Smoketree Lane, Bartlett, Illinois, 60201, **GRANTEES**, not in Tenancy in Common and not in Joint Tenancy but as Tenants by the Entirety the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE EXHIBIT "A" ATTACHED**

Commonly Known As: Unit 1203, 1111 S. Wabash Avenue, Chicago, Illinois 60605-2302

P.I.N: 17-15-309-036-1067

The Real Estate does not constitute Homestead Property. There were no tenants as this is new construction.

**SUBJECT TO:** (a) general real estate taxes not yet due as of the date hereof; (b) the Declaration (as defined herein); (c) special taxes and assessments for improvements not yet completed; (d) covenants, restrictions, conditions and disclosures of record and encroachments, if any, provided that none of these interfere with Grantee's use of the Unit as a residence; (e) applicable zoning and building laws and ordinances; (f) the Illinois Condominium Property Act; (g) public, private and utility easements, if any; (h) liens and other matters of title over which the title insurer is willing to insure at no cost to Grantee; and (i) acts done or suffered by Grantee.

Subject to Declaration of Easement and Covenants by Grantor ("Declaration") dated the 12<sup>th</sup> day of December 2003, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois as Document No. 0335218122 which is incorporated herein by reference thereto. Grantor grants to the Grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said Declaration the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Grantor also hereby grants and assigns to Grantee, its successors and assigns, Parking Space Nos. P230 as a limited common element as set forth and provided in the Declaration.


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**UNOFFICIAL COPY****EXHIBIT "A"****LEGAL DESCRIPTION**

PARCEL 1: UNIT 1203 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1111 S. WABASH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0335218122, AS AMENDED FROM TIME TO TIME, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P250, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

STATE TAX	<b>STATE OF ILLINOIS</b>	# 0000028011	<b>REAL ESTATE TRANSFER TAX</b>
	 JUL.-8.05		0039900
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103014

CITY TAX	<b>CITY OF CHICAGO</b>	# 0000014709	<b>REAL ESTATE TRANSFER TAX</b>
	 JUL.-8.05		0299250
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 103018

COUNTY TAX	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 0000027733	<b>REAL ESTATE TRANSFER TAX</b>
	 JUL.-8.05		0019950
	REVENUE STAMP		FP 103017