

# UNOFFICIAL COPY



Doc#: 0525905179 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/16/2005 12:32 PM Pg: 1 of 4

Handwritten notes on the left margin: "Elgron sees 8-28", "MORRISON", "CP".

Property of Cook County Clerk's Office

## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made this 17th day of August 2005 between Near Loop Lofts, 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 Elgron, Inc., 312 North May Street, Chicago, Illinois 60607, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Directors of said corporation, by these presents does **REMISE, RELEASE, ALLEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Attached

**SUBJECT TO:** (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies; (e) special taxes or assessments for improvements not yet completed; (f) any unconfirmed special tax or assessment; (g) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; (h) real estate taxes not yet due and payable; and (i) acts committed or suffered by Purchaser.

Permanent Real Estate Index Numbers: 17-08-408-014-0000

Addresses of Real Estate: 312 North May Street, Chicago, Illinois 60607

Handwritten initials: R H S B

Handwritten text: BOX 334

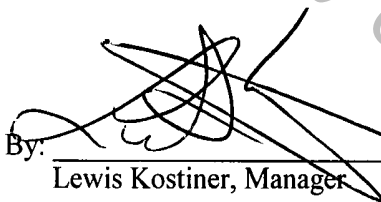
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Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said 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 the said party of the second part, their heirs and assigns forever.


And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 FOREVER DEFEND**.


In Witness whereof, said party of the first part has caused its name to be signed to these presents by its Director, the day and year first above written.

Near Loop Lofts, LLC,  
an Illinois limited liability company

By:   
Lewis Kostiner, Manager

STATE OF ILLINOIS	
STATE TAX	SEP. 12. 05
	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000089042	REAL ESTATE TRANSFER TAX
	00230.00
	FP 102808

COOK COUNTY REAL ESTATE TRANSACTION TAX	
COUNTY TAX	SEP. 12. 05
	
REAL ESTATE TRANSFER TAX	
# 0000089260	00115.00
	FP 102802
REVENUE STAMP	

CITY OF CHICAGO	
CITY TAX	SEP. 12. 05
	
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 000005378	REAL ESTATE TRANSFER TAX
	01725.00
	FP 102805

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Lewis Kostiner, personally known to me to be the Manager of Near Loop Lofts, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager of Near Loop Lofts, LLC, he signed and delivered the said instrument, pursuant to authority given by the Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of August 2005.



*[Handwritten Signature]*

(Notary Public)

**Prepared By:** Robert M. Wigoda  
 Wigoda & Wigoda  
 444 North Michigan  
 26<sup>th</sup> Floor  
 Chicago, Illinois 60611

**Mail To:** Mr. Leonard S. Becker  
 Leonard S. Becker Ltd  
 312 North May Street, Suite 100  
 Chicago, Illinois 60607

**Name & Address of Taxpayer:**

Elgron, Inc.  
 312 North May Street  
 Chicago Illinois 60607

**UNOFFICIAL COPY****STREET ADDRESS:** 312 NORTH MAY STREET**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-08-408-014-0000**LEGAL DESCRIPTION:**

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN THE SUBDIVISION OF BLOCK 11 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES, 26 MINUTES, 05 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 32.70 FEET; THENCE SOUTH 00 DEGREE, 27 MINUTES, 52 SECONDS WEST, A DISTANCE OF 19.76 FEET; THENCE SOUTH 89 DEGREES, 32 MINUTES, 08 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 1.91 FEET; THENCE SOUTH 00 DEGREE, 27 MINUTES, 52 SECONDS WEST, A DISTANCE OF 9.60 FEET; THENCE SOUTH 89 DEGREES, 32 MINUTES, 08 SECONDS EAST, A DISTANCE OF 2.19 FEET; THENCE SOUTH 00 DEGREE, 27 MINUTES, 52 SECONDS WEST, A DISTANCE OF 23.95 FEET; THENCE NORTH 89 DEGREES, 32 MINUTES, 08 SECONDS WEST, A DISTANCE OF 4.04 FEET; THENCE SOUTH 00 DEGREE, 27 MINUTES, 52 SECONDS WEST, A DISTANCE OF 13.47 FEET; THENCE NORTH 89 DEGREES, 32 MINUTES, 08 SECONDS WEST, A DISTANCE OF 18.26 FEET; THENCE NORTH 00 DEGREE, 27 MINUTES, 52 SECONDS EAST, A DISTANCE OF 9.28 FEET; THENCE NORTH 89 DEGREES, 32 MINUTES, 08 SECONDS WEST PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 14.34 FEET TO A POINT ON THE WEST LINE OF LOT 5 AFORESAID, SAID POINT BEING 132.59 FEET (AS MEASURED ALONG THE WEST LINE OF THE AFORESAID LOTS) NORTH OF THE SOUTHWEST CORNER OF LOT 16 AFORESAID; THENCE NORTH 00 DEGREE, 18 MINUTES, 05 SECONDS EAST ALONG THE WEST LINE OF LOTS 5, 4 AND 1 AFORESAID, (BEING ALSO THE EAST LINE OF A NORTH/SOUTH 10.5-FOOT PUBLIC ALLEY), A DISTANCE OF 57.55 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING;

SAID PARCEL HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION 16.30 FEET ABOVE THE CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION 30.87 FEET ABOVE THE CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS.