

# UNOFFICIAL COPY



Doc#: 0527033105 Fee: \$36.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/27/2005 10:16 AM Pg: 1 of 7

## SPECIAL WARRANTY DEED LIMITED LIABILITY COMPANY ILLINOIS

THIS AGREEMENT, made this 22<sup>ND</sup> day of AUGUST, 2005, between IT2K Development, 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 Tomislav Pavic and Gina Francesca Pavic, in tenancy by the entirety and not in joint tenancy or tenancy in common, 1601-1611 S. State Street, Unit PH-1, Chicago, IL 60616

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration in hand Paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, said Tomislav Pavic and Gina Francesca Pavic and to their 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, to wit:

The legal description of the real estate is set forth in Exhibit A attached to and made part of this Deed.

The grant, reservations and provisions set forth in Exhibit B attached hereto are incorporated into and made a part of this Deed.

Together with all and singular the hereditaments and appurtenances thereto 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 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 of the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the 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 DEFEND, subject to: \_\_\_\_\_  
the matters set forth on Exhibit C attached hereto

THIS IS A TRANSFER FROM GRANITE  
TO ITS MEMBERS WITHOUT  
CONSIDERATION IN PARTIAL  
LIQUIDATION OF GRANITE

EXEMPT FROM TAXATION UNDER THE PROVISIONS  
OF PARAGRAPH e SECTION 4 OF THE ILLINOIS REAL  
ESTATE TRANSFER TAX ACT AND PARAGRAPH e  
SECTION 4 OF THE COOK COUNTY TRANSFER TAX  
ORDINANCE AND THE CITY OF CHICAGO, 200.12B6

8/22/05

Date

Buyer, Seller or Representative

RHSP

BOX 334

8293862  
E. G.  
'0 f 3  
NO Abs

056


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Permanent Real Estate Number(s): 17-22-300-001-000 and part of 17-22-300-002-0000, subject to Tax Division Petition No. 2005-0614

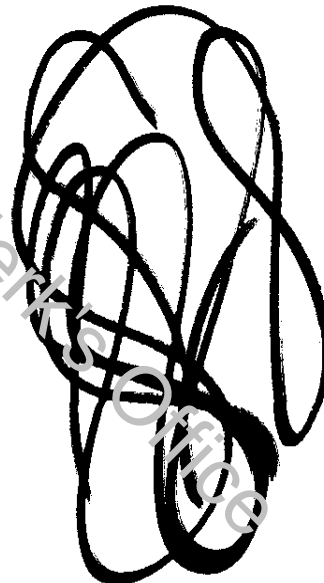
Address(es) of real estate: 1601-1611 S. State Street, Unit PH-1, Chicago, IL 60616

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by all of its members the day and year first above written.

IT2K Development, LLC

By:   
Tomislav Pavic, its sole member-manager

This instrument was prepared by: C. John Anderson, Anderson Law Offices, 25 E. Washington Street, # 1120, Chicago, IL. 60602



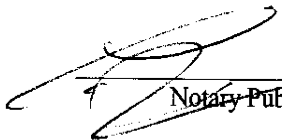
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that TOMISLAV PAVIC, being the sole member-manager of IT2K Development, LLC who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such sole member-manager of IT2K Development, LLC appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as such sole member-manager, and as the free and voluntary act of IT2K Development, LLC, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22<sup>ND</sup> day of AUGUST, 2005.

  
Notary Public

My Commission Expires:

06/29/09



MAIL TO:  
C. J. ANDERSON  
25 E. WASHINGTON ST., #1120  
CHICAGO, IL 60602

NAME AND ADDRESS OF TAXPAYER:  
TOMISLAV PAVIC  
1601 S. STATE ST., PH-1  
CHICAGO, IL 60616

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## EXHIBIT A LEGAL DESCRIPTION

UNIT NO. PH-1 AND UNIT PS-5 AND PS-8 IN THE STATE PLACE CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 8 FEET OF THE WEST 45 FEET OF THE EAST 70 FEET OF LOT 10, ALL OF LOT 11 AND SO MUCH OF LOT 12 AS LIES SOUTH OF THE SOUTH LINE OF 16<sup>TH</sup> STREET, IN BLOCK 4 IN CLARKE'S ADDITION TO CHICAGO A SUBDIVISION OF THE NORTH 6.10 CHAINS OF THE SOUTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 34 FEET OF SAID LOTS TAKEN FOR WIDENING STATE STREET AND EXCEPT THE EAST 25 FEET OF SAID LOT 10, THE EAST 25 FEET OF THE SOUTH 49.15 FEET OF SAID LOT 11, THE EAST 28 FEET OF THE NORTH 17.95 FEET OF SAID LOT 11 AND THE EAST 28 FEET OF SOUTH 42.10 FEET OF SAID LOT 12,

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0428834014 TOGETHER WITH IT UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

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## EXHIBIT B

### GRANT, RESERVATION AND PROVISIONS

GRANTOR ALSO HEREBY GRANTS TO GRANTEE(S), AND THE SUCCESSORS AND ASSIGNS OF GRANTEE(S), 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 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.

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## Exhibit C Title Exceptions

1. General real estate taxes for the year 2004 and subsequent years.
2. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as Document No. 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded as Document No. 0428834014, as amended from time to time.
4. Limitations and conditions imposed by the Condominium Property Act.
5. Covenant dated June 24, 2004 and recorded June 28, 2004 as Document No. 0418018064 regarding sewer and water service to parcel 1 and the condominium units within Building located thereon.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 8-22, 192005 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said above names  
this 22nd day of August  
192005.

[Signature]  
Notary Public

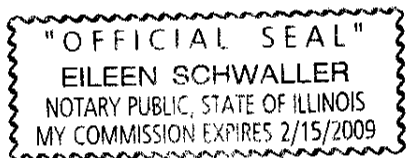


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 8-22, 192005 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said above names  
this 22nd day of August  
192005.

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]