

UNOFFICIAL COPY



05287420160

**SPECIAL WARRANTY DEED  
ILLINOIS**

Doc#: 0528742016 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/14/2005 07:30 AM Pg: 1 of 3

UPON RECORDING MAIL TO:

Steven H. Kuh, Esq.  
Steven H. Kuh, P.C.  
One N. Franklin #650  
Chicago, IL 60606-3420

SEND SUBSEQUENT TAX BILLS TO:

Joseph Sevigny, Jr.  
2000 South Michigan Avenue  
Unit 101  
Chicago, Illinois 60616

The grantor, **LOCOMOBILE LOFTS LLC**, an Illinois limited liability company ("Grantor"), of 1133 South Wabash, Unit 1, Chicago, Illinois 60605, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **Joseph A. Sevigny, Jr.** ("Grantee"), of **1727 South Indiana, Unit 302, Chicago, Illinois**, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit: SEE ATTACHED EXHIBIT A, and covenants that it will **WARRANT AND DEFEND** the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: the Illinois Condominium Property Act; the Declaration of Condominium and all amendments thereto (referenced in Exhibit A); applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; covenants, conditions and restrictions of record; and, general real estate taxes for the year **2004 (second installment)** and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

Grantor also hereby grants to the Grantee, its successors and assigns, 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 of Condominium 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever.

The Tenant of Unit **101** had no right of first refusal.

Permanent Real Estate Index Numbers: 17-22-312-016 and 17-22-312-017  
Address of real estate: 2000 South Michigan Avenue, **Unit 101**, Chicago, Illinois 60616

Dated this 14<sup>th</sup> day of September, 2005.

LOCOMOBILE LOFTS LLC,

By: \_\_\_\_\_

Antonio J. Torres, Manager

Box 334

C-7 WP 8377626 Paul and No Ass 143

# UNOFFICIAL COPY

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 Antonio J. Torres, as Manager of Locomobile Lofts LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

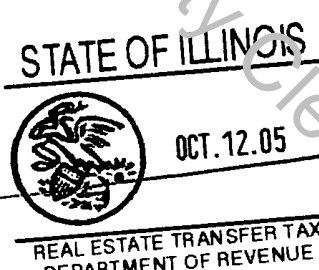
Given under my hand and official seal this 14<sup>th</sup> day of September, 2005.

*Tracy M Eck*  
\_\_\_\_\_  
Notary Public

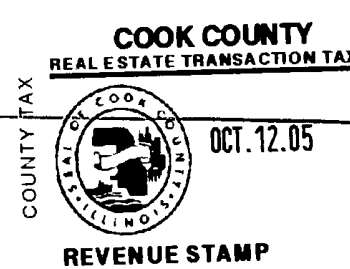


This instrument prepared by:

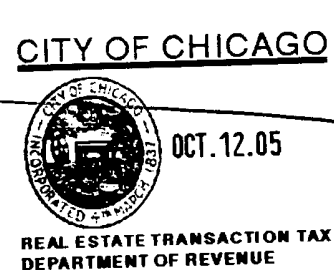
Paul G. Hull, Esq.  
Stahl Cowen Crowley LLC  
53 West Monroe Street  
Suite 500  
Chicago, Illinois 60603



REAL ESTATE TRANSFER TAX
00247.00
# 0000013201 FP 103032



REAL ESTATE TRANSFER TAX
00123.50
# 0000013291 FP 103034



REAL ESTATE TRANSFER TAX
01852.50
# 0000004557 FP 103033

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT 101 IN THE LOCOMOBILE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCK 2 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0422539031, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA S-101, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0422539031.

#### PARCEL 3:

EASEMENTS IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0422539030.

Address: 2000 South Michigan Avenue, Chicago, Illinois 60616

P.I.N. Nos.: 17-22-312-016 and 17-22-312-017