

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED ILLINOIS

Doc#: 0601042059 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/10/2006 08:38 AM Pg: 1 of 3

### UPON RECORDING MAIL TO:

Mark DeRue, Esq.  
102 East Grand Avenue  
Lake Villa, IL 60046

### SEND SUBSEQUENT TAX BILLS TO:

Navneet Khanna  
2000 South Michigan Avenue  
Unit 104  
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 **Navneet Khanna** ("Grantee"), of **255 Meadowlark Circle, Lindenhurst, IL 60046**, 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 2005 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 **104 and P-15** 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 104 and P-15**, Chicago, Illinois 60616

Dated this 19<sup>th</sup> day of December, 2005.

LOCOMOBILE LOFTS LLC,

By: \_\_\_\_\_  
Antonio J. Torres, Manager

WP 8377701 10/2 NW LMO NO ALTS (T)

Box 334



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT **104** AND **P-15** 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-104**, 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