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Doc#: 0605302285 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/22/2006 11:42 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

2066377MTCLaSa11e 1/3

THIS INDENTURE, made this
14th day of February, 2006,

between 1031 N. PAULINA
INVESTORS, LLC, an Illinois
limited liability company
("Grantor"), and Eric J. Bormann
of Chicago, Illinois ("Grantee"),
WITNESSETH, that the Grantor,
for and in consideration of the sum

of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, by
Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Partners of
said Grantor, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto Grantee,
FOREVER, all of the real estate, situated in the County of Cook and State of Illinois known and
described on Exhibit "A" hereto.

Together with all and singular the hereditaments and appurtenances thereunto belong, or
in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues
and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the
Grantor, either in law or equity of, in and to the above described premises, with the
hereditaments and appurtenances:

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, and Grantor reserves to itself, its
successors and assigns, the rights and easement set forth in said Declaration for the benefit of the
remaining property described therein.

TO HAVE AND TO HOLD the said premises as above described, with the
appurtenances, unto the Grantee, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and
with the Grantee, and its successors, that it has not done or suffered to be done anything
whereby the said premises hereby granted are, or may be, in any manner encumbered or charged,
except as herein recited; and 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 those exceptions set forth on Exhibit "B" hereto.

This deed is also 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.

The tenant of unit has waived or has failed to exercise the right of first refusal.

M.G.R. TITLE


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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its manager the day and year first above written.

1031 N. PAULINA INVESTORS, LLC,
an Illinois limited liability company

By: *Michael Brown*
Name: Michael Brown
Its: Manager

By: *Adam Piser by Tonya Parravano, attorney in fact*
Name: Adam Piser
Its: Manager

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
420256  **\$1,781.25**
02/21/2006 09:54 Batch 02289 6

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, *Beth LaSalle* the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Brown and Adam Piser, *Managers of 1031 N. Paulina Investors, LLC, an Illinois limited liability company, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of 1031 N. Paulina Investors, LLC, for the uses and purposes therein set forth.

*by **Tonya Parravano, his attorney in fact**, this *14th* day of February, 2006.



"OFFICIAL SEAL"
Beth LaSalle
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/26/2009

Beth LaSalle
Notary Public

Mail To
Thomas S. Wait
Attorney at Law
2033 Sherman Avenue, Suite 403
Evanston, IL 60201

Send Subsequent Tax Bills To:
Eric J. Bormann
1031 N. Paulina, Unit 3R
Chicago, IL 60622

G:\CLIENTS\Brown, Michael - Wells Street Financial (2103)\1031 N Paulina Purchase (10)\Sale of 1031 N. Paulina Condo Units (2579)\5 Bormann - 3R\Special Warranty Deed.doc

<p>COOK COUNTY REAL ESTATE TRANSACTION TAX  FEB. 15.06 REVENUE STAMP</p>	# 0000183264	<p>STATE OF ILLINOIS REAL ESTATE TRANSFER TAX # 000091782</p> <p> FEB. 15.06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	# 000091782	<p>REAL ESTATE TRANSFER TAX</p> <p>0023750</p> <p>FP326669</p>
# 0000183264	0011875	# 000091782	000091782	0023750
FP326670	FP326669			

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Exhibit A

UNIT 3R IN THE 1031 N. PAULINA CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 1/2 OF LOT 18 IN BLOCK 10 IN JOHNSON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0527134034, AND RE-RECORDED AS DOCUMENT 0603319034, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number: 17-06-419-005-0000 (Affects Underlying Land)

Address of Real Estate: 1031 North Paulina, Unit 3R, Chicago, IL 60622

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EXHIBIT B

SUBJECT ONLY TO THE FOLLOWING: (a) general real estate taxes not due and payable at the time of Closing; (b) the Condominium Act; (c) the Declaration and the Condominium Documents; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall prevent the use and occupancy of the Purchased Unit as a residence); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.