

# UNOFFICIAL COPY



0607633101D

Doc#: 0607633101 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/17/2006 10:54 AM Pg: 1 of 5

**This Instrument Prepared by:**

Law Offices of Nick Helmer Jr  
2901 Butterfield Road  
Oak Brook, Illinois 60523

**After Recording Return to and  
Send Subsequent Tax Bills to:**

R J Pantaleo  
420 W Ontario #402  
Chicago IL 60610

cta 8330078 1 245

**CORRECTIVE DEED**

This Corrective Deed is made as of the 24th day of February, 2006, between **420 LOFTS LLC** ("Grantor") whose address is 1341 West Fullerton, Suite 242, Chicago, Cook County, Illinois, and **NICHOLAS HELMER II** and **COLLEEN HELMER** (collectively, "Grantee"), with an address at 420 West Ontario, Unit 402, Chicago, Illinois, Cook County, Illinois.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does **GRANT AND CONVEY** with special warranty covenants unto Grantee, and its successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois:

**SEE ATTACHED EXHIBIT A**

4/16/06

**TOGETHER WITH** all hereditaments and appurtenances thereto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

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

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that during Grantor's ownership of the Premises Grantor 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 FOREVER DEFEND**, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, for the time period Grantor owned the Property subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act, as amended; (c) the City of Chicago Condominium Code; (d) the two Condominium Declarations affecting the property, including all amendments and exhibits thereto; (e) applicable zoning and building laws and ordinances and other ordinances of record; (f) encroachments, if any; (h) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (i) utility easements, if any, whether recorded or unrecorded; (h)

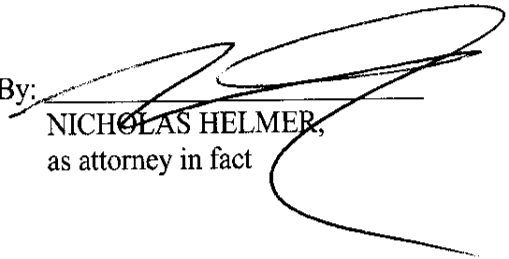
BOX 333-CTI

# UNOFFICIAL COPY

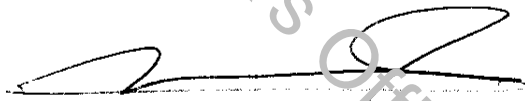
leases and licenses affecting the common elements; (j) covenants, conditions, restrictions, permits, easements and agreements of record; and (k) liens and other matters of title over which Chicago Title Insurance Company is willing to insure without cost to Grantee.

**IN WITNESS WHEREOF**, Grantor has signed these presents as of the day and year first above written.

420 LOFTS LLC,  
an Illinois limited liability company

By:   
NICHOLAS HELMER,  
as attorney in fact

EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH 4 OF THE REAL ESTATE  
TRANSFER TAX ACT DATE 2-21-06

  
Office

Property of Cook County Clerk's Office



**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 008330078 NSC #401  
 STREET ADDRESS: 420 W. ONTARIO STREET  
 CITY: CHICAGO COUNTY: COOK  
 TAX NUMBER: 17-09-127-040-1021

**LEGAL DESCRIPTION:**

## PARCEL 1:

UNIT 401 IN THE 420 W. ONTARIO RESIDENTIAL CONDOMINIUM AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN YOUNG'S SUBDIVISION OF PART OF "KINGSBURY TRACT" IN THE EAST 1/2 OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO RIVER IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 6, 1999 AS DOCUMENT 99947221, AS AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 13, 2001 AS DOCUMENT 0011182379, AS AMENDED BY SECOND AMENDMENT RECORDED OCTOBER 8, 2002 AS DOCUMENT 0021104860, AS AMENDED BY THIRD AMENDMENT RECORDED APRIL 30, 2003 AS DOCUMENT 0312019071, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION.

## PARCEL 2:

PARKING UNIT P-403 IN ERIE CENTRE CONDOMINIUM AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BLOCK 1 OF THE ASSESSORS DIVISION OF THAT PART OF SOUTH OF ERIE STREET AND EAST OF THE CHICAGO RIVER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM AS AMENDED FROM TIME TO TIME RECORDED SEPTEMBER 29, 1997 AS DOCUMENT 97719736 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION.

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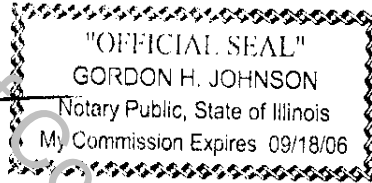
STATEMENT BY GRANTOR AND GRANTEE

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 2-24-06, \_\_\_\_\_ Signature: 420 Lofts LLC  
\_\_\_\_\_  
Grantor or Agent  
*A Horse in Fact*

Subscribed and sworn to before me by the  
said NICHOLAS HELMER  
this 24<sup>TH</sup> day of FEBRUARY  
2006.

[Signature]  
Notary Public

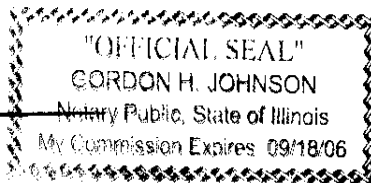


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2-24-06, \_\_\_\_\_ Signature: \_\_\_\_\_  
\_\_\_\_\_  
Grantee or Agent  
*Colleen M. Helmer*

Subscribed and sworn to before me by the  
said NICHOLAS HELMER  
this 24<sup>TH</sup> day of FEBRUARY  
2006.

[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.]