

WARRANTY DEED

UNOFFICIAL COPY

MTC# 2066934 1075



Doc#: 0610802064 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/18/2006 08:27 AM Pg: 1 of 3

THE GRANTOR, SOUTH MICHIGAN AVENUE LOFTS, LLC an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO:

Manoj Mukkada\* of 1453 W. Lawrence #2D, Chicago, Illinois

\*and Tammy Mukkada, husband and wife, NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY

("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 7-22-105-001-0000, 17-22-105-002-0000, 17-22-105-003-0000, 17-22-105-004-0000, 17-22-105-005-0000, 17-22-105-007-0000, 17-22-105-028-0000 (Underlying Land)

Address of Real Estate: 1305 S. Michigan Avenue, Unit 1401, GU 29, S 111 Chicago, Illinois 60605

M.G.R. TITLE

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) ~~special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing~~; (3) applicable zoning, planned unit development and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Unit(s) as a residential condominium; (5) Central Station Redevelopment Agreement and any amendments and exhibits thereto; (6) conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area; (7) the terms and conditions of the Special Service Area Ordinance; (8) the Declaration and all amendments and exhibits thereto; (9) the provisions of the Act; (10) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (11) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on April 10, 2006.

City of Chicago  
Dept. of Revenue  
428866  
04/14/2006 14:51  
Batch 11825 60  
Real Estate  
Transfer Stamp  
\$3,060.00



South Michigan Avenue Lofts, LLC,  
an Illinois limited liability company  
BY: EDC South Michigan Avenue Lofts, LLC,  
an Illinois limited liability company, a Manager  
By: EDC Management, Inc.,  
an Illinois corporation  
Its: Manager

BY: [Signature]  
Ronald B. Shipka, Jr., Its President

# UNOFFICIAL COPY

State of Illinois )  
                          ) ss  
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., the President of EDC Management, Inc., the Manager of EDC South Michigan Avenue Lofts, LLC, the Manager of SOUTH MICHIGAN AVENUE LOFTS, LLC and 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 as Manager of said company, for the uses and purpose therein set forth.

Given under my hand and official seal, this 10th day of April, 2006.

*Judy Mason*  
\_\_\_\_\_  
Notary Public

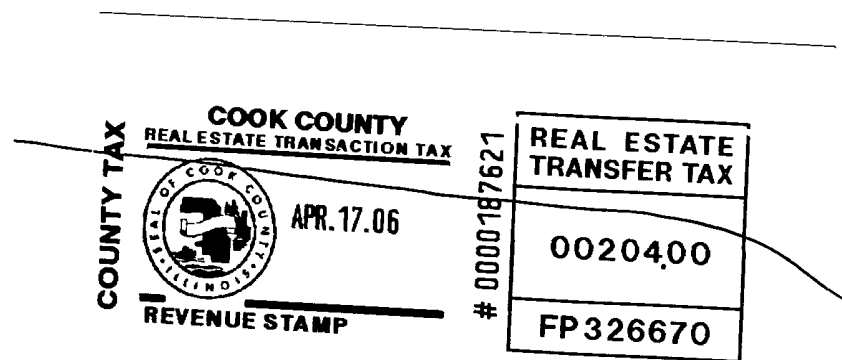
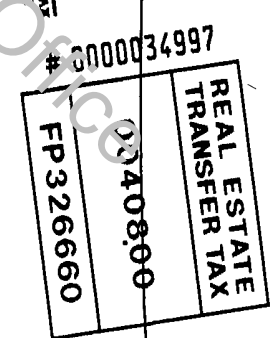
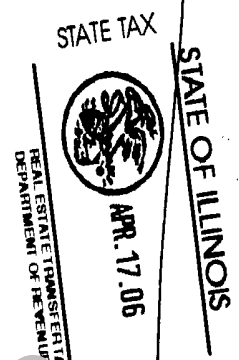


This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:  
Neal Ross  
233 E. Erie  
Ste. ~~203~~ 300  
Chicago, Illinois 60611

Send subsequent tax bills to:  
MANOJ W. MUKKADA  
1305 S. Michigan Ave.  
UNIT 1401  
Chicago, Illinois 60605



# UNOFFICIAL COPY

LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 1401 AND GU-29 IN THE LOFTS AT MUSEUM PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 3, 4, 5, 6, 7, 8, 9, AND LOT 10 (EXCEPT THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF +14.10 CITY OF CHICAGO DATUM, AND LYING BELOW A HORIZONTAL PLANE OF 195.60 CITY OF CHICAGO DATUM) IN BLOCK 3 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL OF ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;  
AND THAT PART OF LOTS 1 AND 2 LYING ABOVE A HORIZONTAL PLANE OF +68.98 CITY OF CHICAGO DATUM, IN THE WEST 130 FEET OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL OF ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;  
WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY SOUTH MICHIGAN AVENUE LOFTS, LLC, AN ILLINOIS LIMITED LIABILITY, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0603732105 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-111, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0603732105, AS AMENDED FROM TIME TO TIME.

**PARCEL 3:**

EASEMENT OF THE BENEFIT OF PARCEL 1 CREATED BY THE GRANT OF EASEMENT RECORDED AUGUST 18, 2003 AS DOCUMENT 0322745060.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANCES 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 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.

1305 S. Michigan Avenue, Chicago, Illinois

P.I.N. 17-22-105-001-0000, 17-22-105-002-0000, 17-22-105-003-0000, 17-22-105-004-0000, 17-22-105-005-0000, 17-22-105-007-0000, 17-22-105-028-0000 (Underlying Land)