

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED ILLINOIS

Doc#: 0612542044 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/05/2006 08:51 AM Pg: 1 of 3

### UPON RECORDING MAIL TO:

**Thomas Haught, Esq.**  
**Gardi & Haught, Ltd.**  
**939 N. Plum Grove Road, Suite C**  
**Schaumburg, IL 60173**

### SEND SUBSEQUENT TAX BILLS TO:

**Ryan Muchling and Cynthia Muchling**  
**2000 South Michigan Avenue, Unit 106**  
**Chicago, Illinois 60616**

The grantor, **TNF Investments LLC**, an Illinois limited liability company ("Grantor"), of 1550 Spring Drive, Unit 108, Oak Brook, IL 60523, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Ryan Muehling** and **Cynthia Muehling** as husband and wife, not as Joint Tenants or Tenants in Common but as **TENANTS BY THE ENTIRETY** ("Grantee"), of **1808 N. Clark Street, Chicago, IL**, 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 (2<sup>nd</sup> Installment)** and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

\* CHARLES

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 as husband and wife, not as Joint Tenants or Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

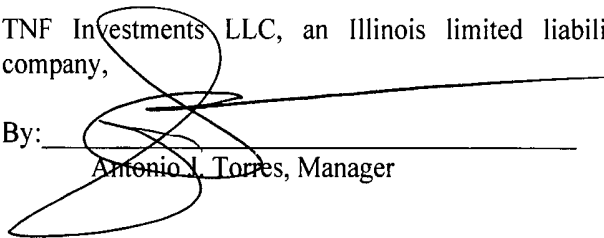
The Tenant of Unit **106 and P-21** had no right of first refusal.

PINs: 17-22-312-026-1006 (as to Unit 106); 17-22-312-026-0000 ~~and 17-22-312-017-0000~~  
(affects the Property and other real property)

Address of real estate: 2000 South Michigan Avenue, **Unit 106**, Chicago, Illinois 60616

Dated this 14<sup>th</sup> day of April, 2006.

TNF Investments LLC, an Illinois limited liability company,

By:   
Antonio J. Torres, Manager

WP 83 77735 PATE AND NEAS MR  
CN

Box 334

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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, Manager of TNF Investments LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, 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 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 April, 2006.

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



This instrument prepared by: Paul G. Hull, Esq.  
Stahl Cowen Crowley LLC  
55 West Monroe Street  
Suite 500  
Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX	02392.50	FP 102805
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6796000000 #

CITY OF CHICAGO



MAY -1.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

CITY TAX

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	MAY.-1.06	0031900
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 102808

# 0000094348

COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSACTION TAX
	MAY.-1.06	0015950
	REVENUE STAMP	FP 102802

# 0000094576

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNITS 106 AND P-21 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 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 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-106, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0422539031.

#### PARCEL 3:

NON-EXCLUSIVE EASEMENTS IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT 042539030.

Address: 2000 South Michigan, Unit 106 and P-21, Chicago, Illinois