

8 WARRANT DEED
0007257UC-1013-10

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Doc#: 0613241031 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/12/2006 10:02 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: Laynon, Nicholas & Wanda
0000 1529 S. State St., #13F, Chicago
Illinois 60605

* Guat Lim, a single woman
A J TENANTS
IN COMMON

("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): 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

Address of Real Estate: 1305 S. Michigan Avenue Unit 1507, GU-78, S -130 Chicago, Illinois 60605

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
May 8, 2006.

M.G.R. TITLE



City of Chicago
Dept. of Revenue
436074
05/11/2006 11:42 Batch 07289 37
Real Estate
Transfer Stamp
\$2,370.00

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

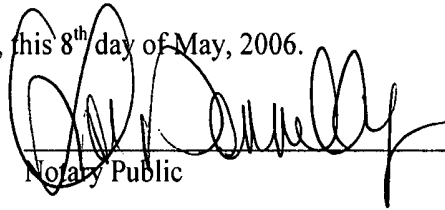
BY:
Ronald B. Shipka, Jr., Its President

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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 8th day of May, 2006.



Notary Public



This Instrument was prepared by:

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

Mail to:

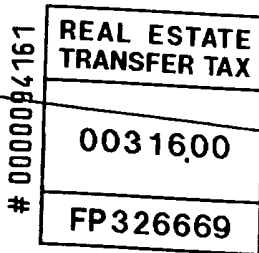
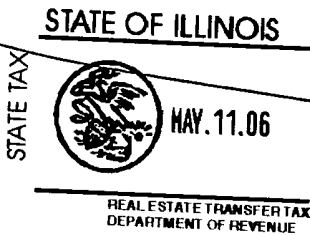
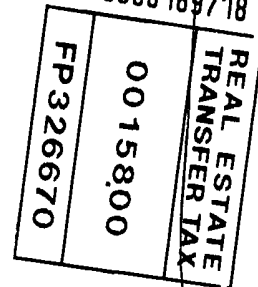
Stephen L: Kerschner
One North LaSalle St.
Suite 3900
Chicago, Illinois, IL 60602

Send subsequent tax bills to:

Hayhooi Ng and Guat Hoon Lim
1305 S. Michigan Avenue, Unit 1507
Chicago, Illinois, IL 60605



0000189718



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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1507 AND GU-78 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, ILLINOIS DATUM, AND LYING BELOW A HORIZONTAL PLANE OF 23.60 CITY OF CHICAGO, ILLINOIS 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 $\frac{1}{4}$ 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, ILLINOIS 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 $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED 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-130, 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 EASTMENT RECORDED AUGUST 18, 2003 AS DOCUMENT ~~0322745060~~ **0603745000**.

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, 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