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06156420410

\$3200

Doc#: 0615642041 Fee:
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/05/2008 08:38 AM Pg: 1 of 5

This instrument prepared by:
Barry Glazer, Esq.
Robbins, Salomon & Patt, Ltd.
25 East Washington Street
Suite 1000
Chicago, Illinois 60602

After recording return to:
Kimberly S. Coogan, Esq.
Bellock & Coogan, Ltd.
1110 Jorie Blvd.
Suite 210
Oak Brook, Illinois 60523

SPECIAL WARRANTY DEED

This Indenture, made as of the 4th day of MAY, 2006, between 950 W. MONROE STREET DEVELOPMENT, LLC, an Illinois limited liability company, having an address at 1350 East Touhy Avenue, Des Plaines, Illinois 60018, ("Grantor") and JOSEPH A. MILIANTA & CATHY A. MILIANTA, HUSBAND & WIFE, NOT AS JOINT TENANTS OR TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY, having an address at 950 West Monroe Street, Unit 913, Chicago, Illinois 60607, ("Grantee").

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys and warrants specially unto Grantee all right, title and interest which Grantor has in the following described real property and rights and interests in real property situate, lying and being in Cook County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE

(The foregoing real property together with all improvements and fixtures located thereon are sometimes collectively referred to herein as the "Property.")

PROPERTY: UNIT 913 & P-53, 950 WEST MONROE STREET, CHICAGO, ILLINOIS 60607

PINS: 17-17-206-004; 17-17-206-005; 17-17-206-006; 17-17-206-010


Together with all of the right, title and interest of Grantor, if any, in and to the following as the same pertains to the Property: (a) all improvements and fixtures located thereon, and (b) all easements, rights-of-way, streets and other appurtenances.

Box 334

8340078 Munden CTC 1012 no abs


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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 STATE TAX

 MAY 25 06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000095029

REAL ESTATE TRANSFER TAX
00500.00
FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 MAY 25 06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

9000095257

REAL ESTATE TRANSFER TAX
00250.00
FP 102802

CITY OF CHICAGO
 CITY TAX

 MAY 25 06
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

000010099

REAL ESTATE TRANSFER TAX
03750.00
FP 102805

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THE CONVEYANCE OF THE PROPERTY IS SUBJECT ONLY TO THOSE ENCUMBRANCES SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE, WITHOUT INTENDING TO REIMPOSE SAME.

And Grantor does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.

950 W. MONROE STREET DEVELOPMENT, LLC

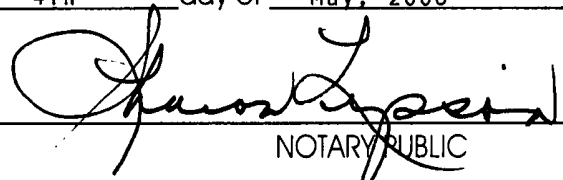
By: MR Properties, LLC
Its: Manager

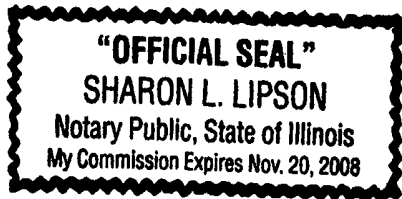
By: 
PHILIP I. MAPPA
Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, a Notary Public in and for said County and State, do hereby certify that Philip I. Mappa, Manager of MR Properties, LLC, an Illinois limited liability company, Manager of 950 W. Monroe Street Development, LLC, an Illinois limited liability company, 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 said instrument as his free and voluntary act, and as the free and voluntary act on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 4th day of May, 2006


NOTARY PUBLIC



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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 913 & P-53
950 WEST MONROE STREET
CHICAGO, ILLINOIS 60607

UNIT 913 AND P-53, IN THE RESIDENCES AT 950 WEST MONROE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 4 IN DUNCAN'S ADDITION TO CHICAGO IN SECTION 17, 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 NUMBER 0521012052 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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 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.

THERE IS NO TENANT TO WAIVE OR EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

PINS: 17-17-206-004; 17-17-206-005; 17-17-206-006; 17-17-206-010

PLEASE MAIL TAX BILLS TO:

JOSEPH A. MILIANTA
950 W. MONROE STREET
UNIT 913
CHICAGO, IL 60607

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EXHIBIT "B"

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES NOT DUE AND PAYABLE;
2. SPECIAL MUNICIPAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND UNCONFIRMED SPECIAL MUNICIPAL TAXES OR ASSESSMENTS;
3. APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES;
4. THE DECLARATION OF CONDOMINIUM, INCLUDING ANY AND ALL AMENDMENTS AND EXHIBITS THERETO;
5. PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT;
6. EASEMENTS, COVENANTS, CONDITIONS, AGREEMENTS, BUILDING LINES AND RESTRICTIONS OF RECORD WHICH DO NOT MATERIALLY ADVERSELY AFFECT THE USE OF THE UNIT AS A CONDOMINIUM RESIDENCE;
7. LEASES, AND LICENSES AFFECTING THE COMMON ELEMENTS;
8. ACTS DONE OR SUFFERED BY GRANTEE;
9. LIENS, ENCROACHMENTS AND OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE; AND
10. TITLE EXCEPTIONS PERTAINING TO LIENS OR ENCUMBRANCES OF A DEFINITE OR ASCERTAINABLE AMOUNT WHICH MAY BE REMOVED BY THE PAYMENT OF MONEY AT THE TIME OF CLOSING AND WHICH SELLER SHALL SO REMOVE AT THAT TIME BY USING THE FUNDS TO BE PAID UPON DELIVERY OF THE DEED.