



Doc#: 0615642013 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/05/2006 08:01 AM Pg: 1 of 5

**SPECIAL
WARRANTY
DEED**

THIS INDENTURE, is executed and delivered as of May 9, 2006 between **MCZ/Centrum Adams, L.L.C.**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, whose business address is Centrum Properties Inc., 225 West Hubbard Street, 4th Floor, Chicago, IL 60601, party of the first part, and

Vikram Wadhvani,* residing at 474 N Lakeshore Dr #2908, Chicago, IL 60611, party of the second part.

**an unmarried man*

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - - (\$10.00) - - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof.

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 party of the first part 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

Handwritten signature/initials

1/2


Handwritten scribble

Handwritten scribble

Wadhvani


83315880

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CITY OF CHICAGO
 CITY TAX

 MAY. 25. 06
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000010046

REAL ESTATE TRANSFER TAX
0127250
FP 102805

CITY OF CHICAGO
 CITY TAX

 MAY. 30. 06
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000010137

REAL ESTATE TRANSFER TAX
0045250
FP 102805

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 MAY. 29. 06
 REVENUE STAMP

0000055371

REAL ESTATE TRANSFER TAX
0011500
FP 102802

STATE OF ILLINOIS
 STATE TAX

 MAY. 30. 06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000095080


REAL ESTATE TRANSFER TAX
0023000
FP 102808

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these present by its authorized Agent, the day and year first written above.

**MCZ/Centrum Adams, L.L.C.,
An Illinois limited liability company**

By: 
One of its Managers

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

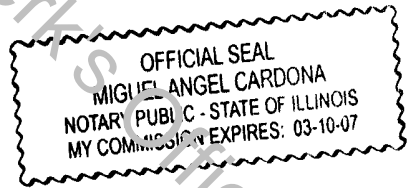
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that John McHinden, personally known to me to be one of the Managers of MCZ/Centrum Adams, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that in capacity, he/she signed and delivered the said instrument, pursuant to the authority given by the Managers of said limited liability company as her free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of May 2006


NOTARY PUBLIC

This instrument was prepared by:

David C. Kluever
Kluever & Platt, L.L.C.
65 E. Wacker Place, Suite 1700
Chicago, Illinois 60601



Send Subsequent Tax Bills to:

Vikram Wadhvani
417 S. Jefferson, #503
Chicago, IL 60607

After Recording Return to:

↘ Angelo Angelakos
830 E. HIGGINS ROAD
Suite 111-S
Schaumburg, IL 60173

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Exhibit A – Legal Description

UNIT 103 AND PARKING SPACE(S) P-036 IN NO. TEN LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 5 AND 6 IN THE ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO MAP RECORDED JULY 31, 1858 IN BOOK 143 OF MAPS, PAGE 85, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 60 FEET OF LOT 5 IN C. S. SHERMAN'S SUBDIVISION OF THE SOUTH 245 FEET OF THE EAST 189 FEET OF THE TWO TRACTS OF LAND KNOWN AS BLOCK 6 IN DUNCAN'S ADDITION TO CHICAGO AND BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTH EAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 7 IN THE SUBDIVISION OF LOT 7 AND 5 FEET EAST AND ADJOINING IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES SUBDIVISION, RECORDED AS DOCUMENT NUMBER 418347, AND ALL OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 7 AND WEST OF THE WEST LINE OF LOT 5, EXTENDED SOUTH; ALSO THE TRIANGULAR PORTION OF SAID ALLEY AT THE NORTHWEST CORNER OF LOT 5 IN C. S. SHERMAN'S SUBDIVISION, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 21, 2006 AS DOCUMENT 0605245107 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 1040 West Adams Street, Chicago, Illinois 60607

P.I.N. 17-17-211-015-0000
17-17-211-016-0000
17-17-211-022-0000

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Exhibit B

Permitted Exceptions

1. General real estate taxes not yet due and payable and delinquent real estate taxes that Chicago Title Insurance Company has insured over;
2. Special taxes or assessments and unconfirmed special assessments;
3. Easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record; including, without limitation, any agreement affecting the development or the construction of residential dwelling units in the Development;
4. Terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto;
5. Applicable zoning and building laws and ordinances;
6. Public and quasi-public utility easements, if any;
7. Purchaser's mortgage, if any;
8. Plats of dedication and plats of subdivision and covenants thereon;
9. Acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser;
10. Liens and other matters of title over which the Title Company is willing to insure without cost to Purchaser;
11. Encroachments, if any;
12. Installments due after the Closing for assessments established under the Declaration; and
13. Provisions of the Condominium Property Act of Illinois.
14. 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 therein.