

UNOFFICIAL COPY



Doc#: 0616641023 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/15/2006 10:46 AM Pg: 1 of 3

MERCURY TITLE COMPANY, L.L.C.

del 7136 LDF-2 (5)
WARRANTY DEED

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:

TOM CHOI, of 1000 Sa roy, Elk Grove Village, Illinois ("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 1812, GU 54, S 174, 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.

M.G.R. TITLE

STATE OF ILLINOIS
STATE TAX
JUN. 14.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000095607
REAL ESTATE TRANSFER TAX
0032800
FP326669

City of Chicago
Dept. of Revenue
447694
06/14/2006 10:40
Real Estate Transfer Stamp
\$2,460.00
Batch 11863 22



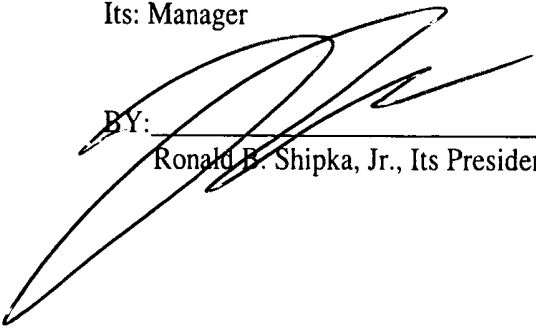
COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JUN. 14.06
REVENUE STAMP

0000002819
REAL ESTATE TRANSFER TAX
0016400
FP 103042

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on June 1, 2006.

South Michigan Avenue Lofts, LLC,
BY: EDC South Michigan Avenue Lofts, LLC, a Manager,
By: EDC Management, Inc.,
Its: Manager

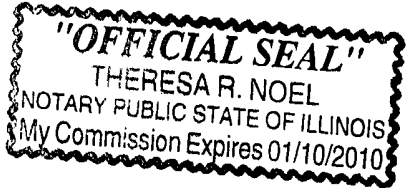
BY: 

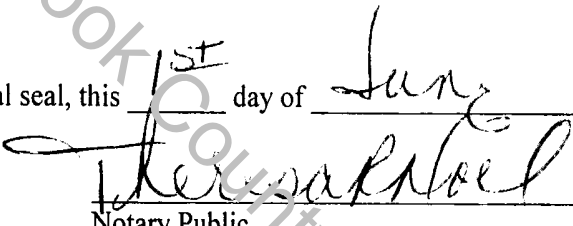
Ronald B. Shipka, Jr., Its President

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 1st day of June, 2006.





Notary Public

This Instrument was prepared by:

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

Mail to:

Tom Choi
2630 W. Lake
Glenview IL 60026

Send subsequent tax bills to:

Tom Choi
2630 W. Lake
Glenview IL 60026

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LEGAL DESCRIPTION

PARCEL 1:

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UNIT 1812 AND GU-5~~B~~ 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 23.60 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 $\frac{1}{4}$ 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 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-174, 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