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SPECIAL WARRANTY DEED STATUTORY (ILLINOIS) LIMITED LIABILITY COMPANY to INDIVIDUAL

Doc#: 0619542000 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/14/2008 09:26 AM Pg: 1 of 3

THE GRANTOR made this 30th day of May, 2006, between 1454 Blackhawk, LLC, 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 and MATTHEW KNUST, a bachelor, 2787 N. Wayne Ave., Apt. 1N, Chicago, Illinois, GRANTEE, WITNESSETH, that the GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND WARRANT unto the party of the GRANTEE, and to HIS heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows to wit:

Above Space for Recorder's Use Only

SEE ATTACHED LEGAL DESCRIPTION

1454 North Blackhawk, Unit 3, Chicago, Illinois.

PIN: 17-05-109-020-0000

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) applicable zoning, planned unit development and building laws or ordinances, including, without limitation, applicable building lines; (3) encroachments, utility easements, covenants, conditions, restrictions, building lines, public and private easements without limitation common walkways with neighboring properties, agreements of record as same may appear in "Schedule B" of, or as may be otherwise disclosed in, the Title Report (as hereinafter defined), provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (4) the Declaration and all amendments and exhibits thereto; (5) the provisions of the Act; (6) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer; and (7) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage; provided however the foregoing shall not materially interfere with the Purchasers' intended use and occupancy of the premises as a residence.

IN WITNESS WHEREOF, said party of the first part has caused its sole Member to sign these presents as the voluntary act of the Grantor on the day and year first above written.

1454 Blackhawk, LLC
an Illinois limited liability company

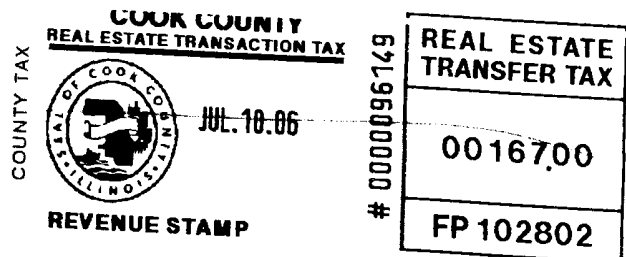
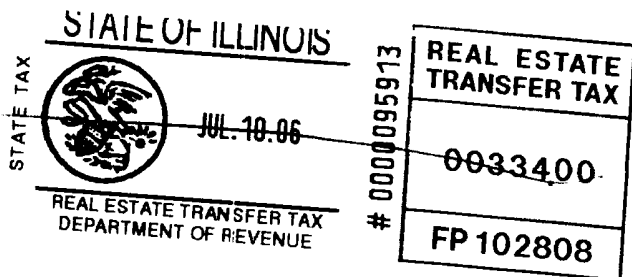
BY: Lakefront Breheny Development, LLC
TS: Sole Member

BY: Lakefront Development, LLC
LTS: Manager

BY: _____
Samuel Gess, its Sole Member

of
END
ST5086769

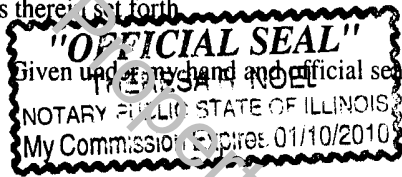
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State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Samuel Gess, personally known to me to be the Sole Member of Lakefront Development, LLC, as Manager of Lakefront Breheny Development, LLC, as the Sole Member of 1454 Blackhawk, LLC, each 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 severally acknowledged that he signed and delivered the said instrument, pursuant to authority, given by resolution of the members of each limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.



Given under my hand and official seal, this 30th day of May, 2006.

Theresa Noel

Notary Public

This Instrument was prepared by Brown, Udell & Pomerantz, 1332 N. Halsted Street Suite 100, Chicago, IL.

Mail to:
Renee Norgle
180 N. Michigan, Ste. 900
Chicago, Illinois 60601

Send subsequent tax bills to:
MATTHEW KNUST
1454 Blackhawk, Unit 3
Chicago, Illinois 60622

CLERK OF COOK COUNTY Clerk's Office

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Legal Description

UNIT 3 IN 1454 BLACKHAWK CONDOMINIUMS, AS DELINIATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

THE EAST 25 FEET OF THE WEST 50 FEET OF LOT 60 AND THE EAST 25 FEET OF THE WEST 50 FEET OF THE SOUTH 29 ½ FEET OF LOT 53 IN CLEAVER'S SUBDIVISION OF BLOCK 7 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO DESCRIBED AS: THE EAST OF THAT PART OF LOTS 60 AND 53 IN CLEAVER'S SUBDIVISION OF BLOCK 7 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS TO-WIT: BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 60 RUNNING THENCE EAST ON THE SOUTH LINE OF SAID LOT 60, 50 FEET; THENCE NORTH 67.2 FEET; THENCE EAST ON THE SOUTH LINE OF SAID LOT 60, 50 WEST; THENCE NORTH 67.2 FEET; THENCE WEST 50 FEET AND THENCE SOUTH TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0608810116 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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, 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.

GRANTOR HEREBY REPRESENTS THAT EITHER: THE TENANT OF UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; THE TENANT OF UNIT HAD NO RIGHT OF FIRST REFUSAL.

Commonly known as 1454 North Blackhawk, Chicago, Illinois.