

# UNOFFICIAL COPY



Doc#: 0629641062 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/23/2006 12:22 PM Pg: 1 of 3

MERCURY TITLE COMPANY, L.L.C.

2010579 243  
Special Warranty Deed

The Grantor, **CHICAGO UNIVERSITY COMMONS VI, 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:

*Brittany BK*  
Brittany ~~A~~ Kerney and Michael ~~A~~ Reyes of  
6442 West 64<sup>th</sup> Street, Chicago, Illinois

("Grantees"), not as tenants in common, but as joint tenants with the right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

M.G.R. TITLE

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-20-225-001-0000 through and including 17-20-225-014-0000, inclusive; 17-20-225-049-0000; and 17-20-225-017-0000 through 17-20-225-024-0000, inclusive

Address of Real Estate: 1111 West 14<sup>th</sup> Place, Unit 125, GU-113 and S-25, Chicago, Illinois

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 Grantee's quiet use and enjoyment of the Unit(s) as a residential condominium; (5) the Declaration of Condominium for University Commons VI Condominiums, and all amendments and exhibits thereto, and the Declaration of Easements, Covenants and Restrictions for the University Commons Master Association, and all amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Property Act; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which a title insurer commits to insure Grantee against loss or damage.

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
473522 \$2,557.50  
10/20/2006 11:06 Batch 11852 20



STATE OF ILLINOIS  
STATE TAX  
OCT. 20. 06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000001882  
REAL ESTATE TRANSFER TAX  
0034 100  
FP 103041

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
OCT. 20. 06  
COUNTY TAX  
REVENUE STAMP

# 0000012633  
REAL ESTATE TRANSFER TAX  
0017050  
FP 103042



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PARCEL 1:

UNIT 125 AND GU-113 IN THE UNIVERSITY COMMONS VI CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 24, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925 AS DOCUMENT NUMBER 8993073, TOGETHER WITH THAT PART OF THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING SAID LOTS 1 THROUGH 24, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0626131055, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-25, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0626131055.

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.

Commonly known as 1111 West 14<sup>th</sup> Place, Unit 125 and GU-113, Chicago, Illinois

Property Identification Numbers (PINS): 17-20-225-001 through 014, inclusive; 17-20-225-049; and 17-20-225-017 through 024, inclusive