

# UNOFFICIAL COPY



Doc#: 0629926190 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/26/2006 03:45 PM Pg: 1 of 3

MAIL TO:

ROBERT H - BLACK ATTY  
710 N - DEARBORN  
CHICAGO ILL 60610

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 2<sup>ND</sup> day of OCTOBER, 2006 between WASHINGTON FLATS LLC, an Illinois limited liability company, 1246 West George, Chicago, Illinois 60657, 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, as GRANTOR, and MICHAEL CARBONARA, a single man, as GRANTEE.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantees, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

### PARCEL 1:

UNIT PH5 AND PARKING SPACE UNIT GPU-11, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE LIMITED COMMON ELEMENT STORAGE SPACE LCE-19 IN THE BRIXTON LOFTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE BRIXTON LOFTS CONDOMINIUM, WHICH PLAT OF SURVEY IS PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 22, 23, 24, 25 AND 26 IN BUNKER'S SUBDIVISION IN BLOCK 43 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 30, 2006 AS DOCUMENT NUMBER 0618134140, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED JUNE 30, 2006 AS DOCUMENT NUMBER 0618134139 FOR STRUCTURAL SUPPORT, MAINTENANCE, AND INGRESS AND EGRESS, AS MORE FULLY DESCRIBED THEREIN.

PIN: 17-08-436-017-0000  
17-08-436-018-0000  
17-08-436-019-0000  
17-08-436-020-0000

COMMON ADDRESS: 106 North Aberdeen, Unit PH5, Chicago, Illinois 60607

Together with all and singular the hereditament 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 Grantor, either in law or in equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantees, its heirs and assigns forever.

**Near North National Title**  
**222 N. LaSalle**  
**Chicago, IL 60601**

106285  
010600313

3CC

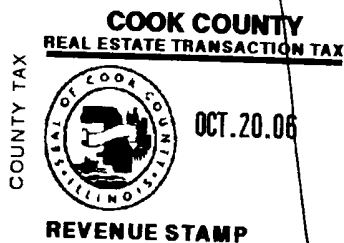
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Grantor also hereby grants to Grantees, their heirs and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said real estate set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants, and By-Laws for The Brixton Lofts Condominium Association recorded on June 30, 2006 in the Office of the Recorder of Cook County, Illinois as Document Number 0618134140 (the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein. This deed is subject to all rights, easements, covenants, 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 Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with Grantees, their 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 DEFEND, subject to:

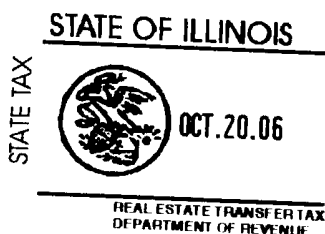
- a. current non-delinquent real estate taxes and taxes for subsequent years;
- b. special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing;
- c. the Condominium Property Act of the State of Illinois and the Municipal Code of the City of Chicago, Section 13-72 et seq, including all amendments thereto;
- d. the Declaration, including all amendments and exhibits attached thereto;
- e. public, private and utility easements including any easements established by or implied from the Declaration, or amendments thereto;
- f. covenants, conditions, agreements, building lines and restrictions of record including building line restrictions and building restrictions, if any;
- g. applicable building and zoning laws, statutes, ordinances and restrictions;
- h. roads and highways, if any;
- i. leases and licenses affecting Common Elements and/or the common property governed and operated by the Association;
- j. title exceptions pertaining to liens encumbrances of a definite ascertainable amount which may be removed by the payment of money at the time of Closing and which the Grantor shall so remove at that time by using the funds to be paid upon delivery of the Deed;
- k. matters over which the Title Company is willing to insure;
- l. acts done or suffered by the Grantees or anyone claiming by, through or under the Grantees;
- m. Grantees' mortgage.

TO HAVE AND TO HOLD the same unto said Grantees, and to the proper use, benefit and behalf, forever, of said Grantees.



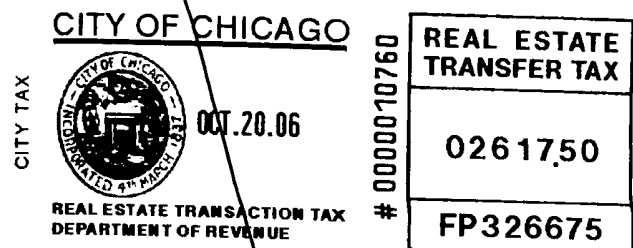
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REAL ESTATE TRANSFER TAX
00174.50
FP326657



# 0088011555

REAL ESTATE TRANSFER TAX
00349.00
FP326703



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IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

WASHINGTON FLATS LLC  
an Illinois limited liability company

By: THE BRIXTON GROUP, LTD., an Illinois  
corporation  
Its: Manager

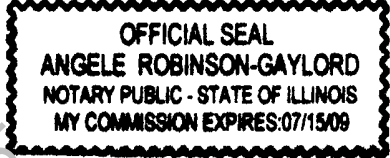
By: \_\_\_\_\_  
Geoffrey W. Ruttenberg, President

STATE OF ILLINOIS        )  
  )SS  
COUNTY OF COOK        )

I, ANGELE ROBINSON-GAYLORD a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Geoffrey W. Ruttenberg, as President of THE BRIXTON GROUP, LTD., an Illinois corporation, as manager of WASHINGTON FLATS LLC, an Illinois limited liability company, Grantor, personally known 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 2<sup>th</sup> day of October, 2006

Angele Robinson-Gaylord  
Notary Public



This instrument was prepared by:  
Nancy Schiavone, Esq. 54 West Hubbard Street, Concourse Level, Chicago, IL 60610

Send subsequent tax bills to:

MICHAEL D. CARONARA  
106 N. ABERDEEN UNIT PH 5  
CHICAGO IL 60607

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