OFFICIAL CO

GRANTOR, Rogers Lofts LLC, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to:

Hector Nunez 7377 N. Rogers, #107 Chicago, IL 60626

the following described real estate situated in the County of Cook, State of Illinois, to wit:

0630357037 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 10/30/2006 11:41 AM Pg: 1 of 2

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Pambers: 11-30-420-001 and 11-30-420-063

Common Address: 7377 N. Rogers, Unit 107, Chicago, IL 60626

IN WITNESS WHEREOF, said Graptor has set its hand hereunto this o day of October, 2006. -00+(

Rogers Lofts L

tuart Miller, Manager

) SS.

STATE OF ILLINOIS)

COUNTY OF COOK)

STATE OF ILLINOIS



OCT.25.06

REAL ESTATE TRANSTER TAX DEPARTMENT OF KEY MUE

REAL ESTATE TRANSFER TAX

0023900

FP 103014

The undersigned, a Notary Public in and for the County in the State aforesaid, DOES HEFEB! CERTIFY that Stuart Miller, Manager of Rogers Lofts LLC, an Illinois limited liability company, personally known to me to on 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 manager of said company, as his free and voluntary act, for the uses and pu poses therein set forth...

Given under my hand and official seal, this day of October, 2006.

OFFICIAL SEAL Kristin L. Mills

Notary Public, State of Illinois My Commission Exp. 08/09/2010 ruste L. M

This instrument prepared by: ► After recording mail to: Mail Subsequent Tax Bills to: David H. Sachs, 330 N. Wabash, Suite 3000, Chicago, IL 60611 Carol B. Oshana, 180 N. LaSalle, Suite 1450, Chicago, IL 60601 Hector Nunez, 7377 N. Rogers, Unit 107, Chicago, IL 60626

0630357037 Page: 2 of 2

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 107 AND PARKING SPACE NO. PS-16 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7377 NORTH ROGERS CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0623731084, IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor also 'ler' by grants to grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in caid 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.

There are no tenants as this is new construction.

Subject to:

(a) covenants, conditions and restrictions of record which do not adversely affect the use of the Unit as a residence and parking space; (b) terms, provisions, covenants and conditions of the Declaration and all amendments thereto, if any; (c) installments due after the date of Closing for assessments established bursuant to the Declaration; (d) private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; (e) party wall rights and agreements, if any; (f) general real estate taxes not yet due and payable; (g) special taxes or assessments for improvements not yet completed; (h) installments not due of the date hereof for any special tax or assessment for improvements heretofore completed; (i) roads and highways, if any; (j) applicable building and building line restrictions and zoning laws; (k) the Condominium Property Act; (l) leases and licenses affecting the Common Elements; (m) acts done or suffered by Purchaser or anyone claiming by, through or value Purchaser; and (n) liens and other matters over which the Title Company is willing to insure over without cost to Purchaser.







