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FIRST AMERICAN TITLE  
ORDER # 1489455

1/2



Doc#: 0630420000 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/31/2006 07:14 AM Pg: 1 of 5

This Document Prepared By:

Joseph E. von Meier, Esq.  
Burke, Warren, MacKay & Serritella, P.C.  
330 North Wabash, 22<sup>nd</sup> Floor  
Chicago, Illinois 60611

After Recording Return To:

~~Scott Weisman~~  
~~2525 North Sheffield~~  
~~Unit 4B~~  
~~Chicago, IL 60614~~

STEPHAN M. THACKER  
ONE EAST WACKER DR. 3RD FL  
CHICAGO, IL 60601

**SPECIAL WARRANTY DEED**

THIS INDENTURE made this 26<sup>th</sup> day of September, 2006, between **2525 NORTH SHEFFIELD LLC**, an Illinois limited liability company whose address is 2555 North Southport, First Floor, Chicago, Illinois 60614 and **TMS CAPITAL VENTURES LLC**, an Illinois limited liability company, whose address is 3639 North Bosworth, Chicago, Illinois 60613, ("Grantor"), and Scott Weisman, ("Grantee") and as an individual.

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WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does **GRANT, BARGAIN AND CONVEY** unto the Grantees, and to its heirs and assigns, **FOREVER**, all the following described real estate ("Real Estate"), situated in the County of Cook, and State of Illinois, known and described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Together with all and singular the easements, tenements, hereditaments 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 equity, of, in and to the above-described Real Estate, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said Real Estate with the appurtenances, upon said Grantees, its heirs and assigns forever.

Grantor also hereby grants to the Grantees, 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 Ownership and Easements, Restrictions, Covenants and By-Laws; 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 in their entirety herein.

And the Grantor, for himself, and his successors, does covenant, promise and agree, to and with the Grantees, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Real Estate hereby granted are, or may be, in any manner

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**CITY OF CHICAGO**  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 OCT. 20. 05

982X00000 #

**REAL ESTATE TRANSFER TAX**  
 0336375  
 FP 102812

**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 OCT. 20. 05

0003647 #

**REAL ESTATE TRANSFER TAX**  
 0044850  
 FP 103027

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 OCT. 20. 05

0003647 #

**REAL ESTATE TRANSFER TAX**  
 0022425  
 FP 103028

Property of Cook County Clerk of Court

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incumbered or charged, except as herein recited; and that the said Real Estate, against all persons lawfully claiming, or to claim the same, by, through or under it, he **WILL WARRANT AND DEFEND**, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act, as amended; (c) the City of Chicago Condominium Code; (d) the Declaration, including all amendments and exhibits thereto; (e) applicable zoning and building laws and ordinances and other ordinances of record; (f) encroachments, if any; (g) acts done or suffered by Grantees or anyone claiming by, through or under Grantees; (h) utility easements, if any whether recorded or unrecorded; (i) leases and licenses affecting the common elements, if any; (j) covenants, conditions, restrictions, permits, easements and agreements of record; and (k) liens and other matters of title over which the title insurer is willing to insure without cost to Grantees.

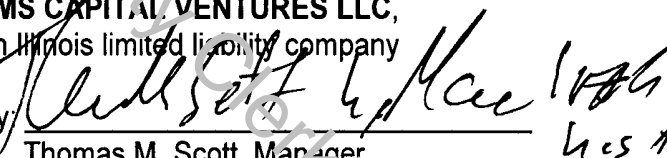
The former Tenant, if any, in the Subject Unit had a Right of First Refusal to purchase the Subject Unit. The former Tenant: (1) waived or failed to exercise its Right of First Refusal or (2) exercised its Right of First Refusal and is the Grantees herein (strike one).

**IN WITNESS WHEREOF**, the Grantor has caused his name to be signed to these presents, the day and year first above written.

2525 NORTH SHEFFIELD LLC,  
an Illinois limited liability company

By:   
\_\_\_\_\_  
Marc Lifshin, Manager

TMS CAPITAL VENTURES LLC,  
an Illinois limited liability company

By:   
\_\_\_\_\_  
Thomas M. Scott, Manager  
by Marc Lifshin, as his attorney-in-fact

*1/28/14*  
*has attorney*  
*in fact.*

**Send Subsequent Tax Bills To:**

Scott Weisman  
2525 North Sheffield  
Unit 4B  
Chicago, IL 60614

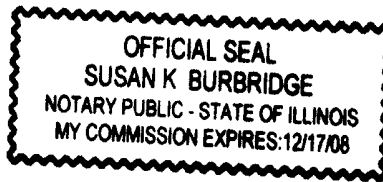
# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  )  
  )     SS  
COUNTY OF COOK     )

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that MARC LIFSHIN, the Manager of 2525 North Sheffield LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and respectively appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the use and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 26<sup>th</sup> day of September, 2006.

Susan K. Burbridge  
Notary Public

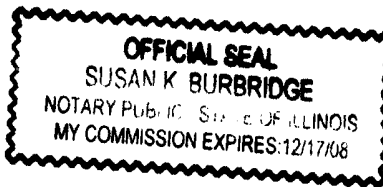


STATE OF ILLINOIS     )  
  )  
  )     SS  
COUNTY OF COOK     )

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that MARC LIFSHIN as the attorney-in-fact for THOMAS SCOTT, the Manager of TMS Capital Ventures LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and respectively appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the use and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 26<sup>th</sup> day of September, 2006.

Susan K. Burbridge  
Notary Public



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## EXHIBIT A

### PARCEL 1:

UNIT NO. 4B, IN THE TRU LOFTS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 10 AND 11 (EXCEPT THAT PART OF SAID LOTS 10 AND 11 CONVEYED TO THE NORTHWESTERN ELEVATED RAILROAD COMPANY BY DEED FROM CLARENCE BUCKINGHAM, RECORDED DECEMBER 29, 1898 AS DOCUMENT NO. 2769010) AND LOT 12 (EXCEPT THE NORTH 24 FEET THEREOF) IN LILL AND DIVERSEY'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 14, 2006 AS DOCUMENT NO. 0616534003, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE USE OF PARKING SPACE P-13 AND LOCKER L-23, AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO.

14-29-419-027-0000 and 14-29-419-028-0000

2525 N. Sheffield, Unit 4B, Chicago, IL 60614