

**SPECIAL WARRANTY DEED
ILLINOIS**

UNOFFICIAL COPY



Doc#: **0633441003** Fee: **\$28.00**
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/30/2006 09:55 AM Pg: 1 of 3

UPON RECORDING MAIL TO:

Paul G. Hull, Esq.
The Hull Law Group LLC
310 North Clinton Street, Suite G
Chicago, Illinois 60661

SEND SUBSEQUENT TAX BILLS TO:

Antonio Torres
c/o The Lyonhart Group
1550 Spring Drive, Suite 108
Oak Brook, Illinois 60523

The grantor, **TNF Investments LLC**, an Illinois limited liability company ("Grantor"), of 1550 Spring, Suite 108, Oak Brook, Illinois 60523, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Antonio Torres**, a married individual as his sole and separate property ("Grantee"), of 1550 Spring, Suite 108, Oak Brook, Illinois 60523, the following described real estate situated in the County of Cook, in the State of ILLINOIS, to wit: SEE ATTACHED EXHIBIT A, and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: the Illinois Condominium Property Act; the Declaration of Condominium and all amendments thereto (referenced in Exhibit A); applicable zoning and building laws and ordinances and other ordinances of record; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; covenants, conditions and restrictions of record; and, general real estate taxes for the year **2006** and subsequent years. The warranties of Grantor are strictly limited to Grantor's acts.

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, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium 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.

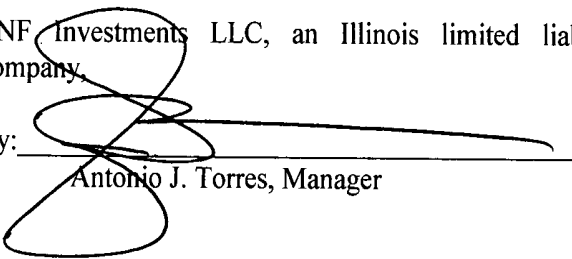
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

The Tenant of Unit **302 and P-5** had no right of first refusal.

Permanent Real Estate Index Numbers: 17-22-312-026-1021 and 17-22-312-027-1036
Address of real estate: 2000 South Michigan Avenue, **Unit 302 and P-5**, Chicago, Illinois 60616

Dated this 9th day of November, 2006.

TNF Investments LLC, an Illinois limited liability company.

By: 
Antonio J. Torres, Manager

MLR

J

UNOFFICIAL COPY

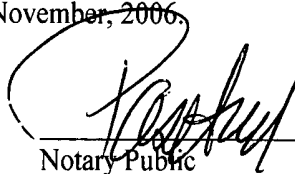
State of Illinois)

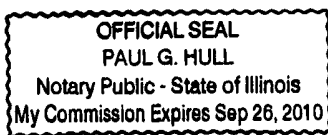
)SS

County of Cook)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Antonio J. Torres, Manager of TNF Investments LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and the free and voluntary act of said entity, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 9th day of November, 2006.


Notary Public




This instrument prepared by:


Paul G. Hull, Esq.
The Hull Law Group LLC
310 North Clinton, Suite G
Chicago, Illinois 60661

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
479890 \$2,437.50
11/29/2006 11:08 Batch 11878 53



COUNTY TAX
REVENUE STAMP

NOV. 29.06
COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000014860
REAL ESTATE
TRANSFER TAX
0016250
FP 103042

STATE TAX

NOV. 29.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

2799000000
0000006372
REAL ESTATE
TRANSFER TAX
0032500
FP 103037

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 302 & P-5 IN THE LOCOMOBILE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCK 2 IN GEORGE SMITH'S ADDITION TO CHICAGO, IN THE SOUTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0422539031, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE AREA S-302, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0422539031.

PARCEL 3:

EASEMENTS IN FAVOR OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0422539030.

Address: 2000 South Michigan Avenue, Chicago, Illinois 60616

P.I.N. Nos.: 17-22-312-026-1021 and 17-22-312-027-1036