

4375983 JS



SPECIAL WARRANTY DEED

Doc#: 0633857027 Fee: \$34.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 12/04/2006 08:40 AM Pg: 1 of 6 0612132113P Doc#: 0612132113 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 05/01/2006 11:52 AM Pg: 1 of 4

THIS INDENTURE, is executed and delivered as of April 27, 2006 between MCZ/Centrum Adams, L.L.C., an Illinois limited liability company 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, whose business address is Centrum Properties, Inc., 225 West Hubbard Street, 4<sup>th</sup> Floor, Chicago, IL 60601, party of the first part, and

and ~~Lily Ann Silva~~ Eymard Silva, residing at 559 Canterbury Dr., Carol Stream, IL 60188, party of the second part, *as joint tenants*

THIS DEED IS BEING RE-RECORDED TO ADD THE LEGAL DISCRPTION

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - (\$10.00) - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described land, 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.

Subject to: See Exhibit B attached hereto and made a part hereof

Together with all and singular hereditaments and appurtenances thereto 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 party of the first part, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 party of the first part 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its 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 FOREVER DEFEND.

1803  
833522 CTIC gm  
NCCOAT

Box 334

4

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS



MAY. -1.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0080023052

REAL ESTATE  
TRANSFER TAX

00230,00

FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAY. -1.06

REVENUE STAMP

# 0000023128

REAL ESTATE  
TRANSFER TAX

00115,00

FP 103034

CITY OF CHICAGO



MAY. -1.06

CITY TAX  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000008028

REAL ESTATE  
TRANSFER TAX

01725,00

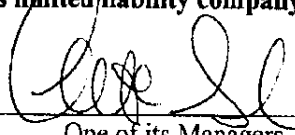
FP 103033

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these present by its authorized Agent, the day and year first written above.

**MCZ/Centrum-Adams, L.L.C.,  
an Illinois limited liability company**

By: \_\_\_\_\_



One of its Managers

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Arthur Slaven personally known to me to be one of the managers of MCZ/Centrum Adams, L.L.C., an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that in capacity, he/she signed and delivered the said instrument, pursuant to the authority given by the Managers of said limited liability company as his/her free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of April, 2006.

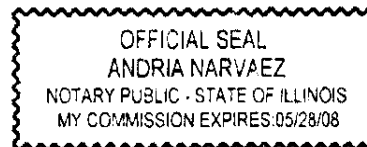


NOTARY PUBLIC

This instrument was prepared by:

David C. Kluever  
Kluever & Platt, L.L.C.  
65 E. Wacker Place, Suite 1700  
Chicago, Illinois 60601

- Send Subsequent Tax Bills to:  
Edmond Silva  
534 Canterbury Drive, Carol Stream, IL 60188
- After Recording Return to:  
Sofia Inami  
EIKA GELLER Nelson & Assoc.  
20 N. Clark, 550  
Chicago, IL 60602



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## Exhibit B

### Permitted Exceptions

1. General real estate taxes not yet due and payable and delinquent real estate taxes that Chicago Title Insurance Company has insured over;
2. Special taxes or assessments and unconfirmed special assessments;
3. Easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record; including, without limitation, any agreement affecting the development or the construction of residential dwelling units in the Development;
4. Terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto;
5. Applicable zoning and building laws and ordinances;
6. Public and quasi-public utility easements, if any;
7. Purchaser's mortgage, if any;
8. Plats of dedication and plats of subdivision and covenants thereon;
9. Acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser;
10. Liens and other matters of title over which the Title Company is willing to insure without cost to Purchaser;
11. Encroachments, if any;
12. Installments due after the Closing for assessments established under the Declaration; and
13. Provisions of the Condominium Property Act of Illinois.
14. 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 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 therein.

Office

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PROPERTY OF  
CLERK'S OFFICE  
JAN 12 2011  
10:41 AM

# UNOFFICIAL COPY

ORDER NO.: 1301 - 004375983  
ESCROW NO.: 1301 - 004375983

1

**STREET ADDRESS:** 1040 WEST ADAMS STREET, #218  
**CITY:** CHICAGO                      **ZIP CODE:** 60607  
**TAX NUMBER:** 17-17-211-988-1021

**COUNTY:** COOK

Property of Cook County Clerk's Office

**LEGAL DESCRIPTION:**

UNITS 218 AND PARKING SPACE P-196 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN NO. TEN LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0605245107, IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.