

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**



Doc#: 0634001352 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/06/2006 01:45 PM Pg: 1 of 3

ST 5093433 CTI-N4Q  
THE GRANTOR, 16TH & HALSTED, LLC, 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said limited liability company, CONVEY(S) and WARRANT(S) to

<sup>Hollyfield</sup>  
Benjamin Rodgers

(GRANTEE'S ADDRESS) 750 North Dearborn, Unit 805, Chicago, IL 60610

of the County of COOK, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: general real estate taxes not yet due and payable; the Illinois Condominium Property Act; condominium documents of record, including all amendments and exhibits hereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; utilities easements, if any, whether recorded or unrecorded; covenants, conditions, restrictions, and easements of record; streets and highways; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Permanent Real Estate Index Number(s): 17-20-406-022, 17-20-406-023, 17-20-406-024, 17-20-406-025

Address(es) of Real Estate: UNIT 304, 1610 S. HALSTED, CHICAGO, Illinois 60608

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Members, and attested by its 24th day of November, 2006

16TH & HALSTED, LLC, an Illinois Limited Liability Company

By Victor H. Ayala  
VICTOR H. AYALA

By Timothy Loucopoulos  
TIMOTHY LOUCOPOULOS

By Chester Bachula  
CHESTER BACHULA

By Constantine Furlas  
CONSTANTINE FOURLAS

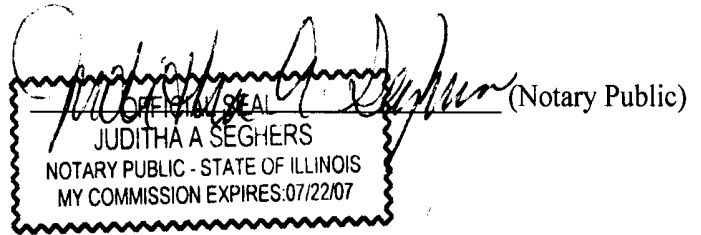
BOX 334 CTI

396  
C.7

**UNOFFICIAL COPY**STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that VICTOR AYALA, TIMOTHY LOUCOPOULOS, CONSTANTINE FOURLAS, and CHESTER BACHULA, personally known to me to be the MEMBERS of the 16TH & HALSTED, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such VICTOR AYALA, TIMOTHY LOUCOPOULOS, CONSTANTINE FOURLAS, and CHESTER BACHULA signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the Board of Directors of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

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



**Prepared By:** Lisa A. Marino, Attorney  
Marino & Assoc., P.C.  
3310 N. Harlem Ave.  
Chicago, Illinois 60634

**Mail To:**  
MARC A. CERVANTES, Esq.  
134 NORTH LA SALLE STREET, SUITE 1900  
CHICAGO, Illinois 60602

**Name & Address of Taxpayer:**  
BENJAMIN RODGERS  
UNIT 304, 1610 S. HALSTED  
CHICAGO, Illinois 60608

STATE OF ILLINOIS



DEC. -1.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00252.00
FP 103032

# 0000033400

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



DEC. -1.06

REVENUUE STAMP

COUNTY TAX

REAL ESTATE TRANSFER TAX
00126.00
FP 103034

# 0000033508

CITY OF CHICAGO



DEC. -1.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

CITY TAX

REAL ESTATE TRANSFER TAX
01890.00
FP 103033

# 0000011800

# UNOFFICIAL COPY

Exhibit "A"

## LEGAL DESCRIPTION

PARCEL 1: UNIT 304 IN THE UNIVERSITY CROSSING LOFTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 21, 22, 23, 24 AND 25 IN KAYLOR'S SUBDIVISION OF THE EAST 2 CHAINS OF THE NORTH 10 CHAINS OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625517077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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; 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 HEREIN.

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.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-14 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0625517077.

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 LAND DESCRIBED HEREIN.

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.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.