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Prepared by:
ERIKA L. KRUSE
ACOSTA, KRUSE & ZEMENIDES, LLC
6256 NORTH CICERO AVENUE, SUITE 202
CHICAGO, ILLINOIS 60646

Doc#: 0634842024 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2006 08:45 AM Pg: 1 of 3

Mail to: Catherine Postilion
1046 W. Bryn Mawr
Chicago IL 60660

Send Subsequent Tax Bills to:
Armando Nanalig, Jr.
9733 W. Costello Ave
Melrose Park IL 60164

SPECIAL WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individuals)

THE GRANTORS:

PILSEN LOFTS, 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 and No/100 Dollars (\$10.00), other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

MARCUS HERNANDEZ, a married man of the City of Chicago, County of Cook, State of Illinois, and ARMANDO NANALIG, JR., an unmarried man of the City of Chicago, County of Cook, State of Illinois, as TENANTS IN COMMON

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

UNITS 204 AND P-38 IN THE CHANTICO LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 18 AND 19 IN SHIELDS SUBDIVISION AND LOTS 20 TO 24 IN RESUBDIVISION OF LOTS 20 TO 29, INCLUSIVE, IN SHIELD'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION AND ALLEYS SOUTH AND ADJOINING, OF THE NORTH 1/4 OF THE SOUTH EAST 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 0630517087 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject to: (1) general real estate taxes for 2006 and subsequent years, including taxes which may accrue by reason of new additional improvements; (2) special taxes or assessments for improvements not yet complete; (3) easements, covenants, restrictions, agreements, conditions and building liens of record and party wall rights; (4) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration, including all amendments and exhibits thereto; (5) provisions of the Condominium Property Act of Illinois; (6) applicable zoning and building laws and ordinances; (7) easements, roads and highways, if any; (8) recorded public utility easements, if any; (9) plats of dedication and plats of subdivision and covenants thereon; and (10) leases and licenses affecting the Common Elements (as defined in the Declaration).

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS

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NOTARS
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LAD
SA 341 6047
071

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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 THOUGHTHE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Real Estate Index Number(s): 17-20-402-001-0000, 17-20-402-002-0000
Address(es) of Real Estate: 1061 West 16th Street, Unit 204, Chicago, Illinois 60608
Dated this 7th day of December, 2006

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 7th day of December, 2006.

PILSEN LOFTS, LLC, an Illinois limited liability company



By: Steven A. Lipe
Its: Manager

(CONTINUED)

STATE OF ILLINOIS

STATE TAX

DEC. - 8.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000099387

REAL ESTATE TRANSFER TAX
00189.50
FP 102808

REAL ESTATE TRANSFER TAX
01421.25
FP 102805

0000013577

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

DEC. - 8.06

REVENUE STAMP

0000099625

REAL ESTATE TRANSFER TAX
00094.75
FP 102802

CITY OF CHICAGO

DEC. - 8.06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

0000013577

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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 STEVEN A. LIPE, Manager of PILSEN LOFTS, LLC, an Illinois limited liability company, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said company, as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 7th day of December, 2006.

Commission expires November 20, 2007.



NOTARY PUBLIC



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