

# UNOFFICIAL COPY



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Prepared by:

ERIKA L. KRUSE  
ACOSTA, KRUSE & ZEMENIDES, LLC  
6316 NORTH CICERO AVENUE, SUITE 202  
CHICAGO, ILLINOIS 60646

Doc#: 0636202135 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/28/2006 11:18 AM Pg: 1 of 3

Mail to:

Timothy J. Johns  
7151 W. Gunnison Street, Suite 104  
Harwood Heights, IL 60706

Send Subsequent Tax Bills to:

Gina Narducci & Charles Rogowski  
1061 West 16<sup>th</sup> Street, Unit 301  
Chicago, Illinois 60608

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

<sup>R.</sup>GINA NARDUCCI & <sup>K.</sup>CHARLES ROGOWSKI, of the City of Chicago, County of Cook, State of Illinois as TENANTS IN COMMON and not as joint tenants

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

UNITS 301 AND P-14 IN THE CHANTICO LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 13 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 ALLEY'S SOUTH AND ADJOINING, OF THE NORTH ¼ OF THE SOUTH EAST ¼ 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).

**BOX 333-CT**

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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 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 301, Chicago, Illinois 60608  
Dated this 7<sup>th</sup> day of December, 2006

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

PILSEN LOFTS, LLC, an Illinois limited liability company

  
By: Steven A. Lipe  
Its: Manager


(CONTINUED)

COUNTY TAX  
**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
  
DEC. 26. 06  
REVENUE STAMP

# 0000034600  
**REAL ESTATE TRANSFER TAX**  
00100.75  
FP 103034

**STATE OF ILLINOIS**  
  
DEC. 26. 06  
**REAL ESTATE TRANSFER TAX**  
DEPARTMENT OF REVENUE

# 0000034600  
**REAL ESTATE TRANSFER TAX**  
00201.50  
FP 103032

CITY TAX  
**CITY OF CHICAGO**  
  
DEC. 26. 06  
**REAL ESTATE TRANSACTION TAX**  
DEPARTMENT OF REVENUE

# 0000012470  
**REAL ESTATE TRANSFER TAX**  
01511.00  
FP 103033

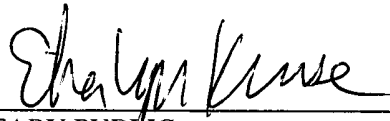
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State of Illinois )  
 )ss.  
County of Cook )

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 7<sup>th</sup> day of December, 2006.

Commission expires November 20, 2007.



NOTARY PUBLIC



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