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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



Doc#: 0636333093 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/29/2006 10:36 AM Pg: 1 of 3

CTC MA NR 1 a 3
1 ST 569343 2

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

ANTHONY SEAMAN

(GRANTEE'S ADDRESS) 1427 N. California Avenue, Chicago, Illinois 60622

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 thereto; 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 303, 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 Members this 29th day of December, 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 CT

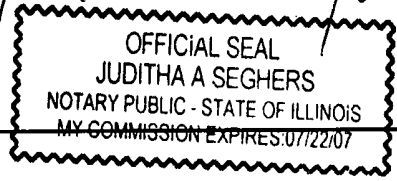
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that VICTOR H. AYALA, CONSTANTINE FOURLAS, CHESTER BACHULA, and TIMOTHY LOUCOPOULOS 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) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such VICTOR H. AYALA, CONSTANTINE FOURLAS, CHESTER BACHULA, and TIMOTHY LOUCOPOULOS 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 their 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 27th day of December 2006

Juditha A. Seghers (Notary Public)



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

Mail To:
RACHEL M. HORBENKO, ESQ.
7527 N. SEELEY AVENUE, SUITE 1
CHICAGO, Illinois 60645

Name & Address of Taxpayer:
ANTHONY SEAMAN
UNIT 303, 1610 S. HALSTED
CHICAGO, Illinois 60608

STATE OF ILLINOIS

DEC. 28. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000034609

REAL ESTATE TRANSFER TAX
0032875
FP 103032

COOK COUNTY

REAL ESTATE TRANSACTION TAX

DEC. 28. 06

REVENUE STAMP

0000034716

REAL ESTATE TRANSFER TAX
0016450
FP 103034

STATE OF ILLINOIS

DEC. 28. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000034634

REAL ESTATE TRANSFER TAX
0000025
FP 103032

CITY OF CHICAGO

DEC. 28. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000012211

REAL ESTATE TRANSFER TAX
0246800
FP 103033

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Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT 303 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-15 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.