

UNOFFICIAL COPY



Doc#: 0700341179 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/03/2007 03:05 PM Pg: 1 of 3

Special Warranty Deed

The Grantor, **CHICAGO UNIVERSITY COMMONS VI, LLC**, an Illinois Limited Liability Company of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO:

**Kemberle Taylor** of

1720 South Jefferson, #1, Chicago, Illinois

("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

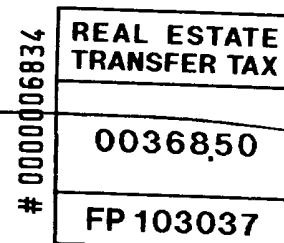
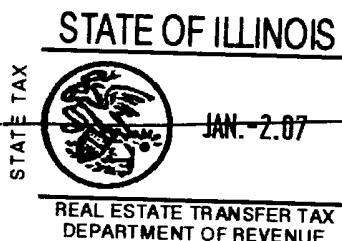
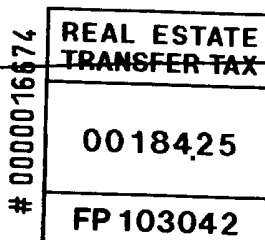
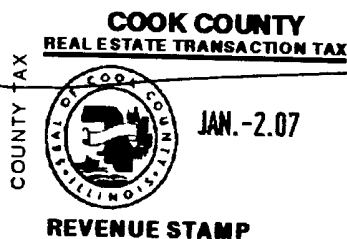
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-20-225-001-0000 through and including 17-20-225-014-0000, inclusive; 17-20-225-049-0000; and 17-20-225-017-0000 through 17-20-225-024-0000, inclusive

Address of Real Estate: 1151 West 14<sup>th</sup> Place, Unit 239, GU-84, S-76, Chicago, Illinois

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential condominium; (5) the Declaration of Condominium for University Commons VI Condominiums, and all amendments and exhibits thereto, and the Declaration of Easements, Covenants and Restrictions for the University Commons Master Association, and all amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Property Act; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which a title insurer commits to insure Grantee against loss or damage.

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
485314 \$2,763.75  
01/02/2007 10:18 Batch 07237 37



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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent this 29<sup>th</sup> day of December, 2006.

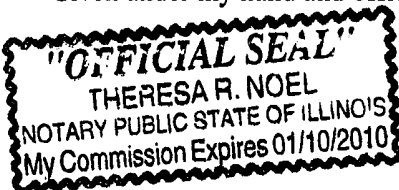
Chicago University Commons VI, LLC  
an Illinois Limited Liability Company  
BY: EDC MANAGEMENT, INC.,  
an Illinois corporation,  
Its: Manager

BY: [Signature]  
Ronald B. Shipka, Jr., Its: President

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 Ronald B. Shipka, Jr., the President of EDC Management, Inc., a Manager of Chicago University Commons VI, LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act in the aforementioned capacity, for the uses and purpose therein set forth.

Given under my hand and official seal, this 29<sup>th</sup> day of December, 2006.



[Signature]  
Notary Public

This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

Michael A. Lickerman  
128 W. Madison #225  
Chicago, IL 60602

Send subsequent tax bills to:

Kimberle Taylor  
1151 W. 14th place #239  
Chicago, IL 60605

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT 239 and GU-84 IN THE UNIVERSITY COMMONS VI CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 24, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NUMBER 8993073, TOGETHER WITH THAT PART OF THE NORTH ½ OF THE VACATED ALLEY LYING SOUTH AND ADJOINING SAID LOTS 1 THROUGH 24, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0626131055, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-76, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0626131055, AS AMENDED FROM TIME TO TIME.

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 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.

Commonly known as 1151 West 14<sup>th</sup> Place, Unit 239 and GU-84, Chicago, Illinois 60608

Property Identification Numbers (PINS): 17-20-225-001-0000 through 17-20-225-014-0000, inclusive; 17-20-225-049-0000; and 17-20-225-017-0000 through 17-20-225-024-0000, inclusive. (Affects the Underlying Land)