

UNOFFICIAL COPY

WARRANTY DEED

4377652 of 4

GIT

GRANTOR, Rogers Lofts LLC, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to:

Rishi Desai, Single person
1425 W. Cullerton, #3R
Chicago, IL 60608



Doc#: 0700847171 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/08/2007 11:54 AM Pg: 1 of 2

the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD said premises forever.

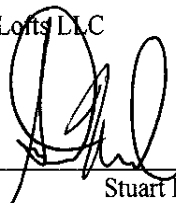
Permanent Real Estate Index Numbers: 11-30-420-001 and 11-30-420-063

(underlying)

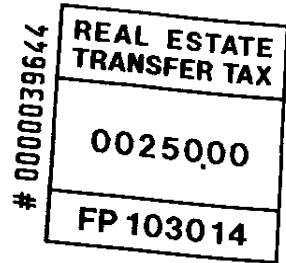
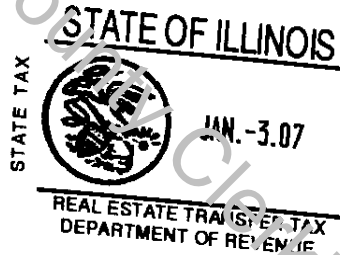
Common Address: 7377 N. Rogers, Unit 202, Chicago, IL 60626

28 IN WITNESS WHEREOF, said Grantor has set its hand hereunto this day of December, 2006.

Rogers Lofts LLC

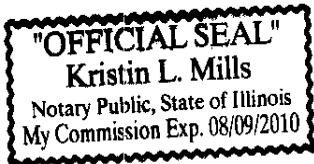
By: 
Stuart Miller, Manager

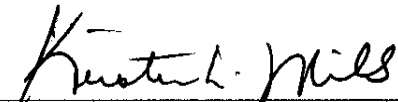
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



The undersigned, a Notary Public in and for the County in the State aforesaid, DOES HEREBY CERTIFY that Stuart Miller, Manager of Rogers Lofts LLC, an Illinois limited liability company, 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 manager of said company, as his free and voluntary act, for the uses and purposes therein set forth..

Given under my hand and official seal, this 28 day of December, 2006.




Notary Public

This instrument prepared by: David H. Sachs, 330 N. Wabash, Suite 3000, Chicago, IL 60611
► After recording mail to: Sherwin Gerstein, 77 W. Washington, Suite 712, Chicago, IL 60602
Mail Subsequent Tax Bills to: Rishi Desai, 7377 N. Rogers, Unit 202, Chicago, IL 60626

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LEGAL DESCRIPTION

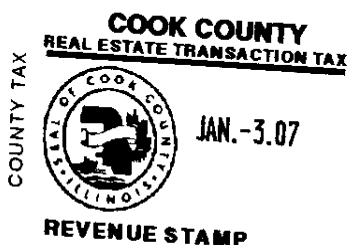
UNIT 202 AND PARKING SPACE NOS. PS-25 AND PS-26 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7377 NORTH ROGERS CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0623731084, IN THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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.

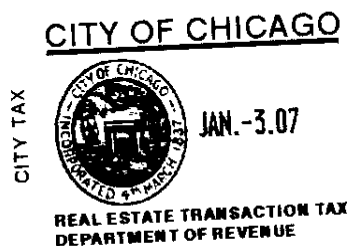
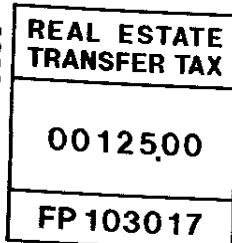
There are no tenants as this is new construction.

Subject to:

(a) covenants, conditions and restrictions of record which do not adversely affect the use of the Unit as a residence and parking space; (b) terms, provisions, covenants and conditions of the Declaration and all amendments thereto, if any; (c) installments due after the date of Closing for assessments established pursuant to the Declaration; (d) private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; (f) general real estate taxes not yet due and payable; (g) special taxes or assessments for improvements not yet completed; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) roads and highways, if any; (j) applicable building and building line restrictions and zoning laws; (k) the Condominium Property Act; (l) leases and licenses affecting the Common Elements; (m) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (n) liens and other matters over which the Title Company is willing to insure over without cost to Purchaser.



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