



Doc#: 0703142016 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/31/2007 08:22 AM Pg: 1 of 3

Prepared by:  
ERIKA L. KRUSE  
ACOSTA, KRUSE & ZEMENIDES, LLC  
6336 NORTH CICERO AVENUE, SUITE 202  
CHICAGO, ILLINOIS 60646

Mail to:  
Manuel Garcia  
1061 W. 16th Street #101  
Chicago, IL 60608

Send Subsequent Tax Bills to:  
Manuel and Lilia Garcia  
1061 West 16<sup>th</sup> Street, Unit 101  
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

MANUEL GARCIA and LILIA GARCIA, his wife, of the City of Chicago, County of Cook, State of Illinois as *Joint Tenants*

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

UNIT 101 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 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).

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE

DM  
1061 W. 16th Street #101  
Chicago, IL 60608  
SA 3416052  
TD

Box 334

3  
8

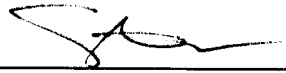
# UNOFFICIAL COPY

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 THOUGH THE 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 101, Chicago, Illinois 60608  
Dated this 19<sup>th</sup> day of January, 2007

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 19<sup>th</sup> day of January, 2007.

PILSEN LOFTS, LLC, an Illinois limited liability company




By: Steven A. Lipe  
Its: Manager

(CONTINUED)

**CITY OF CHICAGO**

CITY TAX



REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE


JAN. 24. 07

# 0000014341

REAL ESTATE TRANSFER TAX
01203.75
FP 102805

**COOK COUNTY**

COUNTY TAX



REAL ESTATE TRANSACTION TAX  
REVENUE STAMP


JAN. 24. 07

# 0000100530

REAL ESTATE TRANSFER TAX
00080.25
FP 102802

**STATE OF ILLINOIS**

STATE TAX



REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

JAN. 24. 07

# 0000100293

REAL ESTATE TRANSFER TAX
00160.50
FP 102808

# UNOFFICIAL COPY

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 19<sup>th</sup> day of January, 2007.

Commission expires November 20, 2007.

  
\_\_\_\_\_  
NOTARY PUBLIC



Property of Cook County Clerk's Office