

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

Doc#: 0705126073 Fee: ~~\$26.00~~ <sup>\$32.00</sup>  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/20/2007 11:21 AM Pg: 1 of 1

This 9<sup>th</sup> day of February 2007, Know All Men  
By These Presents THE GRANTOR,  
North LaSalle Building 1140, LLC, AN ILLINOIS  
LIMITED LIABILITY COMPANY,  
a 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 (\$10.00) AND 00/100 DOLLARS,  
and other good and valuable consideration in  
hand paid, CONVEY and WARRANT to

53741

1 of 2

REPUBLIC TITLE CO.

Mahvash Jagshi

M Jagshi 1433 Amideside Circle N  
NAPERVILLE, IL 60540

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

SEE LEGAL DESCRIPTION ATTACHED.

Grantor also hereby grants to Grantee and Grantee's personal representatives, successors and assigns, as rights and easements appurtenant to the Property, the rights and easements for the benefit of the Property set forth in the Declaration and Grantor reserves the right to itself its successors and or assigns, the rights and easements set forth in the 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.


The tenant of unit 321 has waived or has failed to exercise the Right of First Refusal

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives administrators, and assigns, FOREVER and the Grantor hereby does bind itself; its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof; by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

SHH

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STATE TAX 	STATE OF ILLINOIS	# 0000006758	REAL ESTATE TRANSFER TAX
	FEB. 20. 07		00110.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103020

COUNTY TAX 	COOK COUNTY REAL ESTATE TRANSFER TAX	# 0000013878	REAL ESTATE TRANSFER TAX
	FEB. 20. 07		00055.00
	REVENUE STAMP		FP 103019

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 493034 \$825.00  
 02/16/2007 13:32 Batch 07268 105



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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 9 day of Feb, 2007.

Permanent Real Estate Index Number(s): 17-04-404-012 and 17-04-404-034 (pre-conversion)

Address: 1140 N. LaSalle, Unit 321, Chicago, Illinois

Dated this 9 Day of Feb, 2007.

North LaSalle Building 1140, LLC  
 AN ILLINOIS LIMITED LIABILITY COMPANY  
 By: \_\_\_\_\_  
 Title: President  
 Of: Metropolitan Development Enterprises, Inc.  
 Its: Manager

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, Paul Hardej, personally known to me to be the President of METROPOLITAN DEVELOPMENT, ENTERPRISES, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 as such Paul Hardej, he/she signed, and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9<sup>th</sup> day of February, 2007.

Eva Mihajlovic  
 Notary Public



Send Tax Bills to:

MAHVASH JAQSHI  
 1433 Ambleside circle  
 NAPERVILLE, IL 60540

Return Deed to:

MAHVASH JAQSHI  
 1433 Ambleside circle  
 Naperville, IL 60540

Prepared by: BERG & BERG ATTORNEYS AT LAW, 5215 Old Orchard Rd., Suite 150,  
 Skokie, Illinois 60077

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## EXHIBIT B

- (1) real estate taxes not yet due and payable;
- (2) special taxes or assessments for improvements not completed and other assessments or installments thereof not due and payable at the time of closing;
- (3) applicable zoning and building laws or ordinances;
- (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially affect the use of the Premises as a residential condominium;
- (5) the Declaration and all amendments and exhibits thereto;
- (6) the provisions of the Act;
- (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer;
- (8) liens, encumbrances and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage; and
- (9) the Buyer's mortgage and related security documents, if any

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## PROPERTY LEGAL DESCRIPTION:

UNIT 321 IN THE FLATS ON LASALLE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOTS 16 TO 19 IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 6 (EXCEPT THE NORTH 11 FEET THEREOF) IN HAGEMAN'S SUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 21, IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 6 LYING EAST OF A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT NUMBER 10786564) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2006 AS DOCUMENT NUMBER 0616034019, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER.

17-04-404-012

AND 17-04-404-034

AFFECTS THE UNDERLYING LAND

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