



Doc#: 0709341009 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/03/2007 09:12 AM Pg: 1 of 3

(4)

SPECIAL WARRANTY DEED

2006/17/MICHAEL/1/07/07

The Grantor, **CHICAGO UNIVERSITY COMMONS IV, 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, CONVEYS AND WARRANTS TO: **Daniel W. Pellegrini**, of 1344 North Elliot, Park Ridge, Illinois ("Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

AN UNMARRIED MAN.

(above space for recorder only)

M.G.R. TITLE

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-20-227-001-0000 through 17-20-227-024-0000, inclusive

Address of Real Estate: 1111 West 15th Street, Chicago, Illinois 60608, Unit 214/GU-116/S-51, 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 IV 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
500340 \$1,863.75
04/02/2007 11:06 Batch 11891 30



STATE OF ILLINOIS
STATE TAX
APR.-2.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000009506
REAL ESTATE TRANSFER TAX
0024850
FP 103037

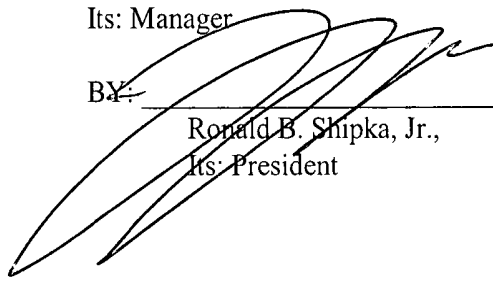
COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX
APR.-2.07
REVENUE STAMP

0000021491
REAL ESTATE TRANSFER TAX
0012425
FP 103042

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on March 30, 2007.

Chicago University Commons IV, LLC
An Illinois limited liability company
BY: EDC MANAGEMENT, INC.,
an Illinois corporation,
Its: Manager

BY: 

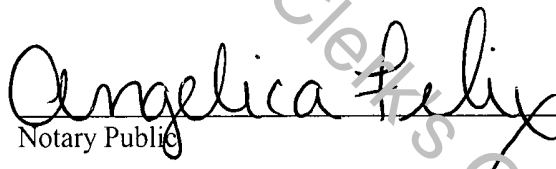
Ronald B. Shipka, Jr.,
Its: President

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 IV, 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 30th day of March, 2007.





Notary Public

This Instrument was prepared by:

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

Mail to:
Neil Kaiser
716 Lee Street
Des Plaines, IL 60016

Send subsequent tax bills to:
Daniel W. Pellegrini
1111 W. 15th Street, # 214
Chicago, IL 60608

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LEGAL DESCRIPTION

PARCEL 1

UNIT 214/GU-116 IN THE UNIVERSITY COMMONS IV CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 109 THROUGH 132, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION IN THE NORTHEAST $\frac{1}{4}$ 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 NO. 8993073, IN COOK COUNTY, ILLINOIS,

ALSO

THAT PART OF THE EAST-WEST 20 FOOT PUBLIC ALLEY LYING SOUTH OF THE SOUTH LINES OF LOTS 109 THROUGH 132, INCLUSIVE, IN SOUTH WATER MARKET AFORESAID, LYING NORTH OF THE NORTH LINES OF LOTS 55 THROUGH 79, INCLUSIVE, IN J.H. REES' SUBDIVISION IN BLOCKS 1 AND 2 OF COMMON PLEAS COURT PARTITION OF SOUTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{2}$ OF HENRY WALLER'S SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 55 IN J.H. REES' SUBDIVISION AFORESAID TO THE SOUTHWEST CORNER OF LOT 109 IN THE SOUTH WATER MARKET AFORESAID AND LYING WEST OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 132 IN SOUTH WATER MARKET AFORESAID.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0702415002, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-51, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0702415002, AS AMENDED FROM TIME TO TIME.

Commonly known as: 1111 West 15th Street, Unit 214/GU-116, Chicago, Illinois 60608.

P.I.N. 17-20-227-001-0000 through 17-20-227-024-0000, inclusive.

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.