

RTL60143

2/3

SPECIAL WARRANTY DEED



Doc#: 0709326094 Fee: \$30.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 04/03/2007 12:07 PM Pg: 1 of 4

This 19th day of March, 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

Martin Idaszak and Andrea ~~Idaszak~~ Idaszak

As Joint Tenants and not as Tenants by the Entirety nor as Tenants in Common, 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, as well as Exhibit B, attached hereto.

The tenant of unit 617 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.

UNOFFICIAL COPY

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 19 day of March, 2007.

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

Address: 1140 N. LaSalle, Unit 617, Chicago, Illinois

Dated this 19 Day of March, 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)

City of Chicago		Real Estate
Dept. of Revenue		Transfer Stamp
500248		\$1,305.00
04/02/2007 10:05	Batch 11891	25

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 19th day of March, 2007.

Eva Mihajlovic
Notary Public

"OFFICIAL SEAL"
EVA MIHAJLOVIC
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 6/1/2010

Send Tax Bills to: Martin and Andrea Idaszak
390 Clinton Ave
Elmhurst, IL 60126

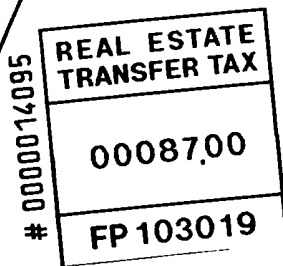
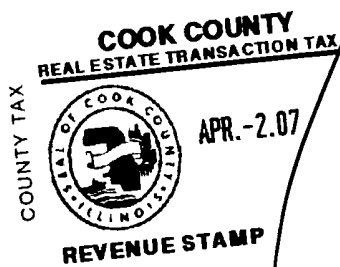
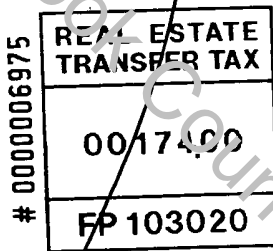
Return Deed to: Mary Swatt
100 W Chicago III
Riverside IL 60540

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 617 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.

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