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Doc#: 0709542053 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/05/2007 09:50 AM Pg: 1 of 4

CTI Absar.net SA 391 6074 LND 1 OF 2

Property of Cook County Clerk's Office

DEED

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Box 534

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Prepared by:

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

Mail to:

*Ernst Richards
2224 Wirving Park
Chicago, IL 60618*

Send Subsequent Tax Bills to:

Lance Marconi
1061 West 16th Street, Unit 309
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

LANCE MARCONI, an unmarried man of the City of Chicago, County of Cook, State of Illinois

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

UNITS 309 AND P-18 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 2007 and subsequent years, including taxes which may accrue by reason of new additional improvements; (2) ~~special taxes or assessments for improvements not yet complete~~ *(peratty letter)*; (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).

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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, 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 309, Chicago, Illinois 60608
Dated this 29th day of March, 2007

+ P-18


IN WITNESS WHEREOF said Grantor has caused its name to be signed to these presents by its Manager this 29th day of March, 2007.


PILSEN LOFTS, LLC, an Illinois limited liability company




By: Steven A. Lipe
Its: Manager

(CONTINUED)

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX
	MAR. 30. 07
REVENUE STAMP	
# 0000101521	REAL ESTATE TRANSFER TAX
	00184.25
	FP 102802

STATE TAX	STATE OF ILLINOIS
	MAR. 30. 07
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000101286	REAL ESTATE TRANSFER TAX
	00368.50
	FP 102808

CITY TAX	CITY OF CHICAGO
	MAR. 30. 07
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 691600000	REAL ESTATE TRANSFER TAX
	02763.75
	FP 102805

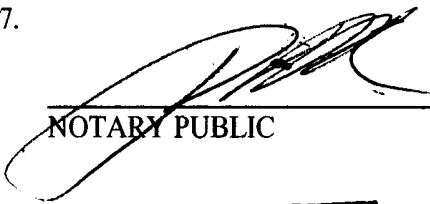
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State of Illinois)
)ss.
County of Cook)

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 29th day of March, 2007.

Commission expires 12 - 06, 2007.



NOTARY PUBLIC



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