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Doc#: 0710342059 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2007 10:17 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:
Francis L. White
Attorney at Law
805 Dempster Street, Suite 2W
Evanston, Illinois 60201

Send Subsequent Tax Bills to:
James and Theresa Dick
1061 West 16th Street, Unit 407
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

JAMES DICK and THERESA DICK, his wife, of Pawcatuck, Connecticut *as joint tenants and not as tenants in common.*

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

UNITS 407 AND P-9 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; (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).

Box 334

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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 407, Chicago, Illinois 60608
Dated this 9th day of April, 2007

IN WITNESS WHEREOF said Grantor has caused its name to be signed to these presents by its Manager this 9th day of April, 2007.


PILSEN LOFTS, LLC, an Illinois limited liability company


By: Steven A. Lipe
Its: Manager

(CONTINUED)

CITY TAX

CITY OF CHICAGO

 APR. 11.07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000015332

REAL ESTATE TRANSFER TAX
0211500
FP 102805

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

 APR. 11.07


REVENUE STAMP

0000101732

REAL ESTATE TRANSFER TAX
0014100
FP 102802

STATE TAX

STATE OF ILLINOIS

 APR. 11.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000101497

REAL ESTATE TRANSFER TAX
0028200
FP 102808

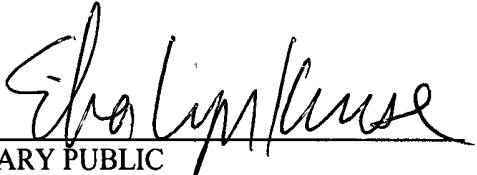
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State of Illinois)
)ss.
County of Cook)

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 9th day of April, 2007.

Commission expires November 20, 2007.



NOTARY PUBLIC



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