

UNOFFICIAL COPY



Doc#: 0710326117 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2007 02:59 PM Pg: 1 of 3

MAIL TO:

Gerald Rinella
1410 E. Rosita Dr.
Palatine, IL 60054

SPECIAL WARRANTY DEED
(CORPORATION TO INDIVIDUAL)
ILLINOIS

THIS INDENTURE, made this 08 th day of March, 2007., between **RBC Mortgage Company**, a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the State of ILLINOIS, party of the first part, and **Gregory T. Taylor and Cynthia Miller – Taylor husband and wife not as tenants in common and not as joint tenants but as tenants by the entirety**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of \$10.00 (Ten dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of **Cook** and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all and singular the hereditament and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

The Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

PERMANENT REAL ESTATE INDEX NUMBER(S): 17-15-307-036-1122

PROPERTY ADDRESS(ES):

910 South Michigan Avenue #901, Chicago, IL, 60605

IN WITNESS WHEREOF, said party of the first part has caused by its _____ Secretary, the _____ day _____ and _____ year _____ first _____ above written.

3h

UNOFFICIAL COPY

PLACE CORPORATE

RBC Mortgage Company

Deborah C. Smith
By Deborah C. Smith
Asst. Vice-President

SEAL HERE

STATE OF North Carolina
COUNTY OF Nash) SS

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
501792 ~~\$4,012.50~~
04/10/2007 11:24 Batch 11897 55



I, Denise S. Pridgen a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Deborah C. Smith, personally known to me to be the Asst. Vice President for RBC Mortgage 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 severally acknowledged that as the Asst. Vice President, he signed and delivered the said instrument their free and voluntary act, and as the free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 8th day of March, 2007.

DENISE S. PRIDGEN
NOTARY PUBLIC
NASH COUNTY, NC

Denise S. Pridgen
NOTARY PUBLIC

My commission expires: 6-16-2008

This Instrument was prepared by PIERCE & ASSOCIATES, P.C.,
1 North Dearborn, Suite 1300, Chicago, IL 60602
BY: Meeghan Holly

PLEASE SEND SUBSEQUENT TAX BILLS TO:

Gregory T Taylor
Cynthia Miller Taylor
910 S Michigan Ave #901
Chicago, IL 60605

STATE OF ILLINOIS

STATE TAX



APR. 10.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007200

REAL ESTATE
TRANSFER TAX

00535.00

FP 103041

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



APR. 10.07

REVENUE STAMP

0000022063

REAL ESTATE
TRANSFER TAX

00267.50

FP 103042

UNOFFICIAL COPY

EXHIBIT A

PARCEL I: UNIT NO. 901 IN THE MICHIGAN AVENUE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS IN BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 98774537, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS. PARCEL II: THE EXCLUSIVE RIGHT TO THE USE OF B-85, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98774537. PARCEL III: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, MAINTENANCE, UTILITIES AND ENJOYMENT AS SET FORTH IN THE DECLARATION RECORDED AUGUST 31, 1998 AS DOCUMENT 98774537, IN COOK COUNTY, ILLINOIS.

Commonly known as: 910 South Michigan Avenue (#910), Chicago, IL 60605

COOK COUNTY CLERK'S OFFICE