

SPECIAL WARRANTY DEED

4380353(13)

THE GRANTOR, VB 1224 Lofts, LLC, an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid and pursuant to authority given by the Managers of said Company, CONVEYS AND WARRANTS to Kevin A. Meriel and Diana Niedholdt, husband and wife, of the City of Northlake, County of Cook, State of Illinois, not as joint tenants and not as tenants in common, but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 0710757036 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 04/17/2007 09:40 AM Pg: 1 of 3

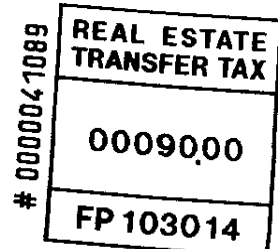
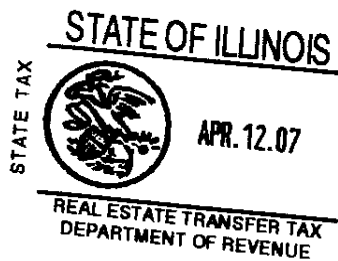
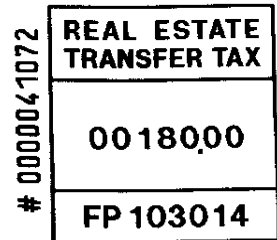
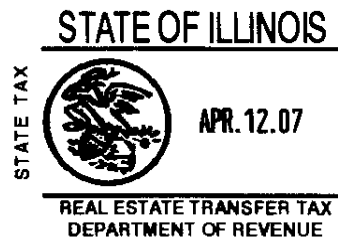
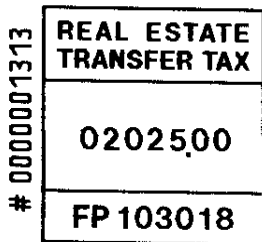
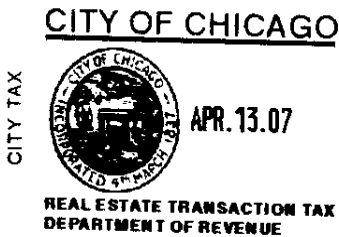
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the grantor, either in law or equity, or, in and to the above described, with the appurtenances, unto the grantee, its heirs and assigns forever.

Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, heirs and assigns, that it has not done or suffered to be done, anything whereby the premises are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the premises against all persons lawfully claiming by, through or under it, subject to: SEE EXHIBIT "A" ATTACHED HERETO.

Permanent Index Nos.: 17-17-117-021-0000

Property Address: 1224 West Van Buren, Unit 210 and P117, Chicago, Illinois 60607



3

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by James M. Engel, its Manager, this 11th day of April, 2007.

VB 1224 Lofts, LLC,
an Illinois limited liability company

By: [Signature]
Its Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY THAT James M. Engel, personally known to me to be the Manager of VB 1224 Lofts, LLC, an Illinois limited liability company, 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 limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 11th day of April, 2007.

[Signature]
Notary Public
OFFICIAL SEAL
VICKI J BROOKS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/27/09

My commission expires on , 20 .

This instrument was prepared by: VB 1224 Lofts, LLC, 910 West Van Buren, PMB#403,
Chicago, Illinois 60607

Mail to:

Send subsequent tax bills to:

DIANA NIEDHOLDT, PARALEGAL
PRICER, NICHOLS + MEEKS
900 N. MICHIGAN AVE, STE. 1050
CHICAGO, IL. 60611

KEVIN A MERTEL AND DIANA NIEDHOLDT
1224 W. VAN BUREN, UNIT 210
CHICAGO, IL. 60607

COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. 13. 07
REVENUE STAMP

6080700000
0000700000
REAL ESTATE
TRANSFER TAX
00135.00
FP 103017

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION FOR VB 1224 LOFTS CONDOMINIUMS

Unit 210 and Parking Space P117 together with its undivided percentage interest in the common elements in VB 1224 Lofts Condominium as delineated and defined in the Declaration recorded as Document No. 0710015038 in the Northeast $\frac{1}{4}$ of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

There were no tenants as this is new construction.

Property of Cook County Clerk's Office