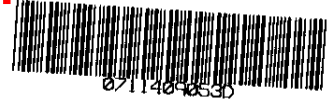


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Doc#: 0711409053 Fee: \$34.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 04/24/2007 10:25 AM Pg: 1 of 6

DEED  
Property of Cook County Clerk's Office

DEH 6 938

Box 334

6pgs

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (ILLINOIS)

AFTER RECORDING, MAIL TO:

George H. Vurdelja, Jr., Esq.  
Vurdelja & Heaply  
120 North LaSalle Street  
Suite 110  
Chicago, Illinois 60602

DEED PREPARED BY:

Anthony R. DiBenedetto, Esq.  
1212 North LaSalle Street  
Suite 110  
Chicago, Illinois 60610

**RECORDER'S STAMP**

May Loftominium, LLC, an Illinois limited liability company (hereinafter referred to as "Grantor"), whose mailing address is 1212 North LaSalle Street, Suite 100, Chicago, Illinois 60610, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Near Loop Lofts, L.L.C., an Illinois Limited Liability Company (hereinafter referred to as "Grantee"), whose mailing address is 850 West Adams, Unit 6A, Chicago, Illinois 60607, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does GRANT, SELL, and CONVEY unto Grantee, its successors, and assigns forever, that certain tract of real property located in Cook County, Illinois and more particularly described on Exhibit "A" attached hereto, incorporated herein, and made a part hereof for all purposes, together with any and all rights appertaining thereto, and any and all of the improvements, rights, and appurtenances belonging or appertaining thereto, and any and all of the improvements located thereon, being collected referred to as the "Property". This is not homestead property.

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, and Grantor reserves to itself, its successors and assigns, the rights and easement set forth said declaration for the benefit of the remaining property described therein.

TO HAVE AND TO HOLD the Property into Grantee, its heirs, executors, administrators, legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND the Property unto Grantee, its heirs, executors, administrators, legal representatives, successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise; provided that this conveyance and the covenants and warranties of Grantor herein contained are subject to the items on Schedule "A" attached hereto.

CT 1 8369470 LND BK WTTABS 1082

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IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed on this 28th day of Oct, 2004.

GRANTOR:

MAY LOFTOMINIUM, LLC, an Illinois limited liability company

By: A.P. Loftominium Consultants, Inc., an Illinois corporation

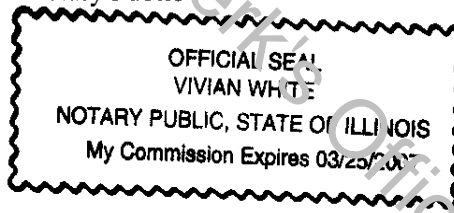
By: [Signature]  
Its: PRESIDENT - STEVEN E. GOULETAS

STATE OF ILLINOIS )  
                                          ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, STEVEN E. GOULETAS, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of OCTOBER, 2004.

Vivian White  
Notary Public



EXEMPT FROM THE PROVISIONS OF PARAGRAPH 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH 5 OF THE ILLINOIS TRANSFER TAX ORDINANCE AND THE CITY OF CHICAGO, 200.1286  
11/6/04  
Date [Signature]  
By: [Signature] Officer or Representative

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## SCHEDULE A

1. TAXES FOR THE YEARS 2003 AND 2004;
2. RIGHTS OF THE MUNICIPALITY, THAT STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED KINZIE STREET;
3. RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, TO MAINTAIN POLES, CONDUITS, SEWERS, ETC., IN VACATED KINZIE STREET;
4. TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 13, 2003 AS DOCUMENT NO. 0331731139, AS AMENDED FROM TIME TO TIME; AND LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; AND
5. PUBLIC UTILITIES EASEMENT TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0331731139.

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## EXHIBIT A

### LEGAL DESCRIPTION

UNITS P-67 AND P-68 IN THE WAREHOUSE 351 GARAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 1 TO 6 AND 27 TO 30 IN THE SUBDIVISION OF BLOCK 7 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF KINZIE STREET LYING NORTH OF AND ADJOINING THE NORTH LINE OF AFORESAID BLOCK 7 AND SOUTH OF AND ADJOINING THE "DIVISION LINE" BETWEEN THE LANDS OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE LANDS OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILWAY COMPANY AS ESTABLISHED BY AGREEMENT DATED FEBRUARY 11, 1903, AND RECORDED FEBRUARY 9, 1943, AS DOCUMENT NO. 13028398, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF AFORESAID BLOCK 7 EXTENDED NORTH TO AFORESAID "DIVISION LINE", THENCE WEST IN AFORESAID "DIVISION LINE" A DISTANCE OF 251.71 FEET TO ITS INTERSECTION WITH THE WEST LINE OF AFORESAID BLOCK 7, BEING THE EAST LINE OF MAY STREET, EXTENDED NORTH, THENCE SOUTH IN AFORESAID DESCRIBED WEST LINE OF BLOCK 7, A DISTANCE OF 105.0 FEET TO A POINT, THENCE EAST IN A LINE PARALLEL WITH AFORESAID "DIVISION LINE" A DISTANCE OF 251.73 FEET TO A POINT IN THE EAST LINE OF AFORESAID BLOCK 7, THENCE NORTH IN THE EAST LINE OF AFORESAID BLOCK 7; AND ITS EXTENSION NORTH BEING THE WEST LINE OF ABERDEEN STREET, A DISTANCE OF 105.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0331731139, AS AMENDED, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 17-08-401-004-0000  
17-08-401-005-0000

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10-28, 19 2004 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said [Signature]  
this 28<sup>th</sup> day of October  
19 2004.

[Signature]  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10-28, 19 2004 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said [Signature]  
this 28<sup>th</sup> day of October  
19 2004.

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]