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Doc#: 0712242064 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/02/2007 10:27 AM Pg: 1 of 4

SA-3416057 @ e-7

Property of Cook County Clerk's Office

DEED

Box 334

4/8

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Prepared by:

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

Mail to:

Joyce Ford Gradel  
Attorney at Law  
915 S. OAK PARK AVE.  
Oak Park, Illinois 60304

Send Subsequent Tax Bills to:

David Ip  
1061 West 16<sup>th</sup> Street, Unit 211  
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

DAVID IP, an unmarried man of the Village of River Forest, County of Cook, State of Illinois

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

UNITS 211 AND P-7 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 ALLEY'S 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



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subdivision and covenants thereon; and (10) leases and licenses affecting the Common Elements (as defined in the Declaration).

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 211, Chicago, Illinois 60608  
Dated this 24<sup>th</sup> day of April, 2007

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 24<sup>th</sup> day of April, 2007.

11 SEN LOFTS, LLC, an Illinois limited liability company

By:   
Its: Manager

(CONTINUED)

STATE TAX

STATE OF ILLINOIS

APR. 25. 07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000101758

REAL ESTATE TRANSFER TAX
0037850
FP 102808

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

APR. 25. 07

REVENUE STAMP

# 0000101993

REAL ESTATE TRANSFER TAX
0018925
FP 102802

CITY TAX

CITY OF CHICAGO

APR. 25. 07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000000

REAL ESTATE TRANSFER TAX
0283875
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 24<sup>th</sup> day of April, 2007.

Commission expires \_\_\_\_\_, 2007.

  
\_\_\_\_\_  
NOTARY PUBLIC



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