

UNOFFICIAL COPY

GIT (427)



SPECIAL

WARRANTY DEED

4380387(1/3)

Doc#: 0712357180 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/03/2007 10:26 AM Pg: 1 of 3

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 *Peising J. Sichulone*, of the City of Chicago, County of Cook, State of Illinois, all interest in
the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**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 party of the first part, either in law or equity, or, in and to the above described, with the
appurtenances, unto the party of the second part, 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 No.: 17-17-117-021-0000

Property Address: 1224 West Van Buren, Unit 310,
Chicago, Illinois 60607

CITY OF CHICAGO



APR. 30. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001466

REAL ESTATE TRANSFER TAX
0195000
FP 103018

STATE OF ILLINOIS



APR. 30. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000041348

REAL ESTATE TRANSFER TAX
0026000
FP 103014

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 30. 07

REVENUE STAMP

0000041068

REAL ESTATE TRANSFER TAX
0013000
FP 103017

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by James M. Engel, its Manager, this 26th day of April, 2007.

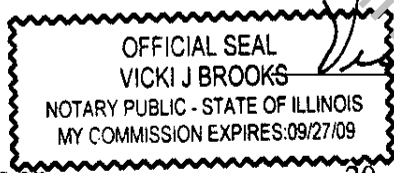
VB 1224 Lofts, LLC,
an Illinois limited liability company

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 26th day of April, 2007.



[Signature]
Notary Public

My commission expires on _____, 20__.

This instrument was prepared by: VB 1224 Lofts, LLC, 910 West Van Buren, PMB#403, Chicago, Illinois 60612

Mail to:
John Aylesworth
215 N. Aberdeen, #1N
Chicago, IL 60607

Send subsequent tax bills to:
Peising J. Sichaleune
1224 W. Van Buren, Unit 310
Chicago, IL 60607

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EXHIBIT "A"

LEGAL DESCRIPTION FOR VB 1224 LOFTS CONDOMINIUMS

Unit 310 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.

Cook County Clerk's Office