

UNOFFICIAL COPY

108
4381525. GIT(9u)



Doc#: 0713757025 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2007 07:29 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

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 *Thomas Mathew, Annamma Mathew and Priya Mathew*, of the City of Addison, County of Cook, State of Illinois, not as tenants in common but in *joint tenancy*, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

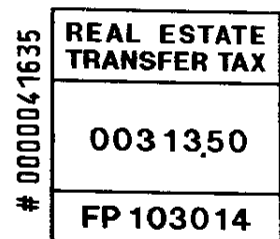
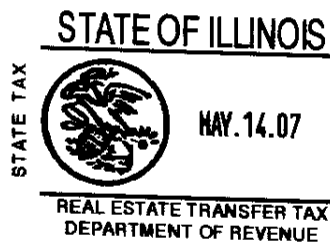
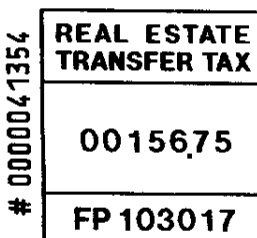
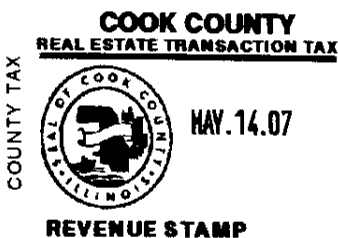
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

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

Property Address: 1224 West Van Buren, Unit 408 and P58,
Chicago, Illinois 60607



UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by James M. Engel, its Manager, this 4~~th~~ day of May, 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 4~~th~~ day of May, 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, 2MB#403,
Chicago, Illinois 60607

Mail to:
THOMAS MATHEW
937 Stone Hedge Dr.
Abbison IL 60101

Send subsequent tax bills to:
Thomas Mathew
937 Stone Hedge Dr
Abbison, IL 60101

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION FOR VB 1224 LOFTS CONDOMINIUMS

Unit 408 and Parking Space P58 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 ¼ 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.

