

207784207  
**SPECIAL WARRANTY DEED**

**UNOFFICIAL COPY**



Doc#: 0715241205 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/01/2007 12:39 PM Pg: 1 of 3

Prepared by: Allen B. Glass, Esq.  
55 E. Jackson Blvd. #500  
Chicago, IL 60604

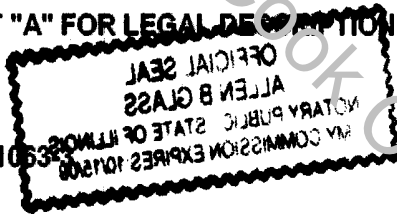
After Recording, Dennis W. Koopstra  
Mail To: 100 W. Roosevelt Rd B-8  
Wheaton, IL 60187

KNOW ALL MEN BY THESE PRESENTS that **THORNDALE/VL DEVELOPMENT LLC**, an Illinois Limited Liability Company (the "Grantor"), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars in cash and other good and valuable consideration, in hand paid, by **HANS BECKER**, of Hubertus Strasse 3, Korsing Broich, Germany 40352 (the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, the following described property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as:

1063 W. Thorndale, Unit 1063  
Chicago, IL 60660



P.I.N. 14-05-401-001-0000 (Pre-division)

(the "Property") subject to the matters listed on Exhibit "A" attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding and enforceable against the Property (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, subject to the Permitted Encumbrances, unto Grantee, his successors, heirs, legal representatives, administrators and assigns, FOREVER; and the Grantor hereby does bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, his successors, legal representatives and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) taxes for the year 2006 and thereafter, which have been prorated as agreed by Grantor and Grantee.

EXECUTED the 30<sup>th</sup> day of May 2007.

**THORNDALE/VL DEVELOPMENT LLC**  
an Illinois Limited Liability Company

by: Vasik Sohan  
Authorized Manager

M.G.R. TITLE

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STATE OF ILLINOIS}

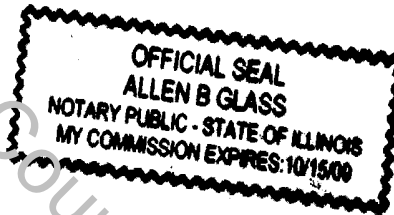
COUNTY OF COOK}

The undersigned, **ALLEN B. GLASS**, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **VASILE LOHAN**, personally known to me to be an authorized Manager of **THORNDALE/VL DEVELOPMENT LLC**, an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he is such Manager, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30<sup>th</sup> day of **May** 2007.

*Allen Glass*

Notary Public



My commission expires: 10/15/09

City of Chicago  
Dept. of Revenue  
510432  
05/31/2007 10:56 Batch 00735 51



Real Estate  
Transfer Stamp  
\$2,073.75

COOK COUNTY  
REAL ESTATE TRANSFER TAX  
MAY 31 07  
REVENUE STAMP



REAL ESTATE  
TRANSFER TAX  
0013825  
FP 103042

# 0000025077

STATE OF ILLINOIS  
MAY 31 07  
STATE TAX  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



# 0000012771

REAL ESTATE  
TRANSFER TAX  
0027650  
FP 103037

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**EXHIBIT "A"**  
**TO**  
**SPECIAL WARRANTY DEED**

**PARCEL 1:**

**UNIT NO. 1063-3** in the **THORNDALE HARBOR CONDOMINIUM** as delineated on a survey of the following described property:

Lot 16 and the North 1/2 of Lot 15 in Block 19 in Cochran's Second Addition to Edgewater, a Subdivision of the East Fractional Half of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, Except the West 1320 Feet of the South 1913 Feet Thereof and the Right of Way of the Chicago, Evanston and Lake Superior Railroad, in Cook County, Illinois

Which survey is attached to the Declaration of Condominium recorded as Document No. 0612834012 together with an undivided percentage interest in the common elements.

**PARCEL 2:**

The exclusive right to use Balcony Rights B-1063-3, Limited Common Element, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0612834012

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.

This deed is subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;
6. The Condominium Property Act of Illinois;
7. Acts done or suffered by the Purchaser;
8. Purchaser's mortgage.

The subject building was completely vacant for over one hundred twenty (120) days prior to the recording of the aforesaid Declaration, and, therefore, no tenant right of first refusal existed.