

UNOFFICIAL COPY



Doc#: 0715242095 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/01/2007 01:11 PM Pg: 1 of 4

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

Mail to:  
Marshall Richter  
Law Offices of Marshall Richter  
5225 Old Orchard Road, Suite 30  
Skokie, Illinois 60077-1027

Send Subsequent Tax Bills to:  
Julia Roberts  
1061 West 16<sup>th</sup> Street, Unit 410  
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

<sup>M.</sup> JULIA ROBERTS, an unmarried woman of the City of Chicago, County of Cook, State of Illinois

*of 910 S. Michigan, Chicago IL*

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

UNITS 410 AND P-10 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 25, INCLUSIVE, IN SHIELD'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION AND ALLEYS 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 2006 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

13

CMD

SA 341 6089

BRADLEY

07

YLC

Box 334

# UNOFFICIAL COPY

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.

*affects this and other parcels.*

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 410, Chicago, Illinois 60608  
Dated this 25<sup>th</sup> day of May, 2007

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 25<sup>th</sup> day of May, 2007.

PLSEN LOFTS, LLC, an Illinois limited liability company



By: Steven A. Lipe  
Its: Manager

(CONTINUED)

STATE OF ILLINOIS  
MAY 29 2007  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00286.50
FP 102808

6E72010000 #

CITY TAX  
CITY OF CHICAGO  
MAY 29 2007  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
02148.75
FP 102805

# 0000016112

COUNTY TAX  
COOK COUNTY  
MAY 29 2007  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00143.25
FP 102802

# 0000102668

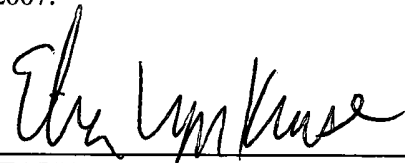
# UNOFFICIAL COPY

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 25<sup>th</sup> day of May, 2007.

Commission expires November 20, 2007.



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



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### FOR

**1061 WEST 16<sup>th</sup> STREET, UNITS 410 AND P-10, CHICAGO, ILLINOIS 60608**

UNITS 410 AND P-10 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 ALLEYS SOUTH AND ADJOINING, OF THE NORTH  $\frac{1}{4}$  OF THE SOUTH EAST  $\frac{1}{4}$  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.

Property of Cook County Clerk's Office