

UNOFFICIAL COPY

WARRANTY DEED

4381718(1/3)

GRANTOR, Rogers Lofts LLC, an Illinois limited liability company, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to:



Doc#: 0716647042 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/15/2007 09:26 AM Pg: 1 of 2

Michael R. Bux
7377 N. Rogers, Unit 206
Chicago, IL 60626

the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Numbers: 11-30-420-001 and 11-30-420-072

Common Address: 7377 N. Rogers, Unit 206 and P518, Chicago, IL 60626

IN WITNESS WHEREOF, said Grantor has set its hand hereunto this 11 day of June, 2007.

Rogers Lofts LLC

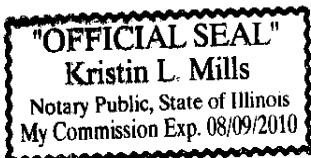
By: Stuart Miller, Manager

STATE OF ILLINOIS	
	JUN. 12. 07
STATE TAX	REAL ESTATE TRANSFER TAX
# 0000042213	00225.00
	FP 1030 14
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County in the State aforesaid, DOES HEREBY CERTIFY that Stuart Miller, Manager of Rogers Lofts LLC, an Illinois limited liability company, 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 signed, sealed and delivered the said instrument as manager of said company, as his free and voluntary act, for the uses and purposes therein set forth..

Given under my hand and official seal, this 11 day of June, 2007.



Notary Public

This instrument prepared by: David H. Sachs, 330 N. Wabash, Suite 3000, Chicago, IL 60611
After recording mail to: Thomas L. Demas, 6821 W. North Ave., Suite 201, Oak Park, IL 60302
Mail Subsequent Tax Bills to: Michael R. Bux, 7377 N. Rogers, Unit 206, Chicago, IL 60626

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LEGAL DESCRIPTION

UNIT 206 AND B18 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7377 NORTH ROGERS CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0623731084, IN THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to 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; 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.

There are no tenants as this is new construction.

Subject to:

(a) covenants, conditions and restrictions of record which do not adversely affect the use of the Unit as a residence and parking space; (b) terms, provisions, covenants and conditions of the Declaration and all amendments thereto, if any; (c) installments due after the date of Closing for assessments established pursuant to the Declaration; (d) private, public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; (e) party wall rights and agreements, if any; (f) general real estate taxes not yet due and payable; (g) special taxes or assessments for improvements not yet completed; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (i) roads and highways, if any; (j) applicable building and building line restrictions and zoning laws; (k) the Condominium Property Act; (l) leases and licenses affecting the Common Elements; (m) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (n) liens and other matters over which the Title Company is willing to insure over without cost to Purchaser.

