

UNOFFICIAL COPY

JIT
J 383416
1013
(6/27) **SPECIAL
WARRANTY DEED**



Doc#: 0718447011 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/03/2007 07:15 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 *Justin G. Roy*, 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:

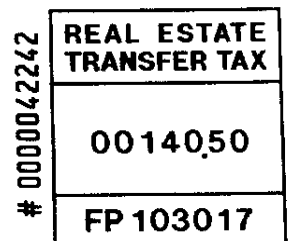
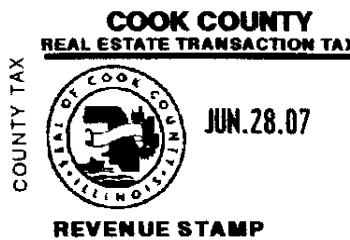
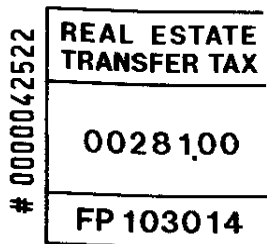
**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE
A PART HEREOF**

Together with all and singular the hereditaments and appurtenances thereunto belonging,
or in anywise appertaining, and the reversions 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, his 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 312,
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 22nd day of June, 2007.

VB 1224 Lofts, LLC,
an Illinois limited liability company

By: _____
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 22nd day of June, 2007.

Vicki J. Brooks
Notary Public
OFFICIAL SEAL
VICKI J BROOKS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/27/09

My commission expires on _____, 20__.

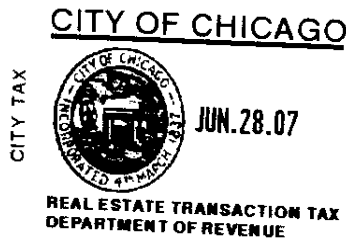
This instrument was prepared by: VB 1224 Lofts, LLC, 910 West Van Buren PMB#403,
Chicago, Illinois 60612

Mail to:

Send subsequent tax bills to:

John L. ELIAS
85. Michigan St 2800
Chicago IL 60603

Justin G. Roy
1224 W. Van Buren #312
Chicago IL 60607



# 0000002210	REAL ESTATE TRANSFER TAX
	02107,50
	FP 103018

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION FOR VB 1224 LOFTS CONDOMINIUMS

Unit 312 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.

** as Amended from time to time*

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