

# UNOFFICIAL COPY

4383009(1/5)



**GIT**  
(7-11)

## SPECIAL WARRANTY DEED

Doc#: 0719757012 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/16/2007 07:18 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 *Ted Mortellaro and Troy Baldwin*, of the City of Chicago, 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:

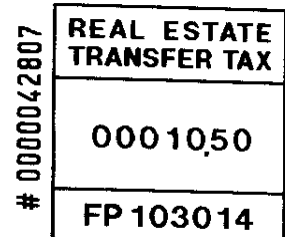
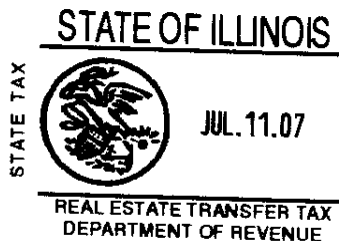
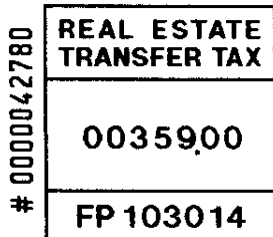
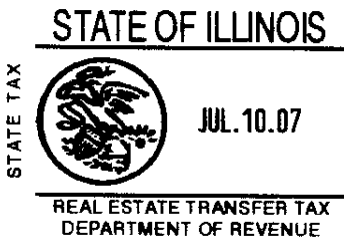
**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE  
A PART HEREOF**

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 413 and P131,  
Chicago, Illinois 60607



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In Witness Whereof, said Grantor has caused its name to be signed to these presents by James M. Engel, its Manager, this 2nd day of July, 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 2nd day of July, 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\_\_\_\_.

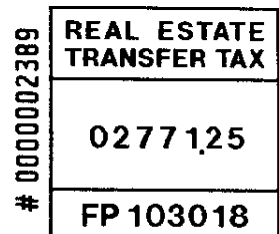
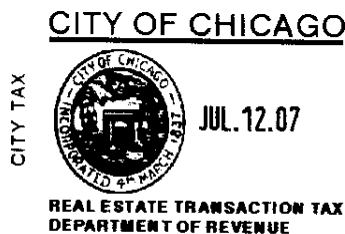
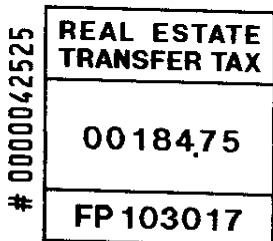
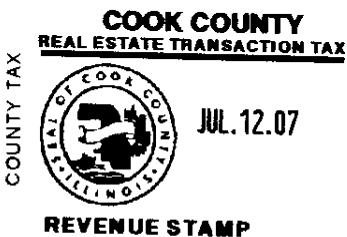
This instrument was prepared by: VB 1224 Lofts, LLC, 910 West Van Buren, PMB#403, Chicago, Illinois 60607

Mail to:

Send subsequent tax bills to:

ANDREW M. KLWITZ  
5680 N CISTON  
CHICAGO IL 60646

TED MORROW AND TROY BALDWIN  
1224 W. VAN BUREN # 413  
CHICAGO IL 60607



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## *EXHIBIT "A"*

### **LEGAL DESCRIPTION FOR VB 1224 LOFTS CONDOMINIUMS**

Unit 413 and Parking Space P131 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.

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.

Property of Cook County Clerk's Office