



Doc#: 0720842061 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/27/2007 09:31 AM Pg: 1 of 4

THIS INSTRUMENT PREPARED  
BY:

Robert D. Lattas  
Attorney at Law  
118 North Aberdeen  
Chicago, Illinois 60607

5A3581355 CTIC Weissmann 1 of 3

Property of Clerk's Office

**SPECIAL WARRANTY DEED**

This Special Warranty Deed, made this 19<sup>th</sup> day of July, 2007, between 13th & State, L.L.C., a 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 ("Grantor"), Christopher Alexander & Goriana Alexander ("Grantee"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, as <sup>JOINT</sup> Tenants ~~by the Entirety~~, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

*\*with rights of survivorship*

*See Exhibit A attached hereto.*

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 Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for Vision on State Condominium and Provisions Relating to Certain Non-Condominium Property ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declarations for the benefit of the remaining property described therein.

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BOX 334 CTI  
C-210178

# UNOFFICIAL COPY

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declarations the same as though the provisions of the Declarations were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) general real estate taxes not due and payable at the time of closing;
- (b) the Illinois Condominium Property Act;
- (c) the Plat and the Declaration, including all other amendments and exhibits thereto;
- (d) applicable zoning and building laws and ordinances and other ordinances of record;
- (e) encroachments, if any, which do not materially affect the use of the property as a residence;
- (f) leases and licenses affecting the Common Elements (as defined in the Declaration);
- (g) easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the property as a residence;
- (h) any construction easement agreement including all amendments and exhibits thereto;
- (i) acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (j) right of repurchase in favor of Grantor pursuant to paragraph 22 of the purchase agreement entered into between Grantor and Grantee, which right of repurchase expires one (1) year from the Closing Date (as defined in the purchase agreement).

Permanent Real Estate Index Number(s): 17-22-100-006-0000

17-22-100-007-0000 /

17-22-100-009-0000

17-22-100-028-0000 /

Address of real estate: 1255 South State Street, Unit 1207, Parking Unit R244, Storage Unit #121, Chicago, Illinois 60603

# UNOFFICIAL COPY


IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

13th & State, L.L.C., an Illinois limited liability company

By: [Signature]  
Its Mging mbr

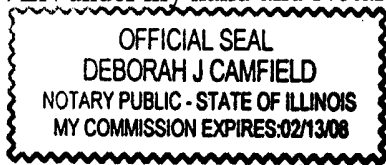
STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

CITY TAX  JUL.24.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	REAL ESTATE TRANSFER TAX
	0206625
	FP 102805

# 0000017117

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Warren Benson, the Mging mbr of 13<sup>th</sup> & State, L.L.C., an Illinois limited liability company ("Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument, and, as such, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 19 day of July, 2007



Deborah J. Camfield  
Notary Public


MAIL TO:

Michael H. Wasserman  
221 N. LaSalle #2040  
Chicago IL 60601

SEND SUBSEQUENT TAX BILLS TO:


Christopher & Gorianna Alexander  
(NAME)  
6 S. Laflin  
(ADDRESS)  
Chicago IL 60607  
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX
	JUL.24.07
	0013775

# 0000103937

REAL ESTATE TRANSFER TAX
0013775
FP 102802

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS
	JUL.24.07
	0027550

# 0000103703

REAL ESTATE TRANSFER TAX
0027550
FP 102808

**UNOFFICIAL COPY**

STREET ADDRESS: 1255 S. STATE STREET UNIT 1207 &amp; R244

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-22-100-006-0000

17-22-100-009-0000

LEGAL DESCRIPTION:

17-22-100-007-0000

17-22-100-028-0000

PARCEL 1:

UNIT 1207 AND R244 INCLUSIVE IN THE VISION ON STATE CONDOMINIUM AS DELINEATED ON A SURVEY OF FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN CHARLES W. BREGA'S SUBDIVISION OF LOTS 8, 9 AND 10 AND THE NORTH PART OF LOT 11 IN SEAMAN'S SUBDIVISION; LOTS 12, 13, 14 AND 15 (EXCEPT THE WEST 27 FEET THEREOF TAKEN FOR WIDENING OF STATE STREET AND EXCEPT THE EAST 10 FEET THEREOF TAKEN FOR ALLEY) IN SRAHAN'S SUBDIVISION; LOTS 6 AND 7 (EXCEPT STREET) OF SEAMAN'S SUBDIVISION; AND THE SOUTH 4.91 FEET OF LOT 11 (EXCEPT PART TAKEN FOR STREET AND ALLEY) ALL OF SUBDIVISION OF THE WEST 1/2 OF BLOCK 4 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~ TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 121, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED DOCUMENT NUMBER 0761222081.