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WARRANTY DEED

2002 GIT

THE GRANTOR, WMC DEVELOPMENT IV, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to MARC SHMERLING of the City of Chicago, County of Cook, State of Illinois, as individual, as GRANTEE(S), all of its right, title and interest in the following described real estate situated in the County of Cook, the State of Illinois, to wit:

Doc#: 0722847185 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/16/2007 11:33 AM Pg: 1 of 4

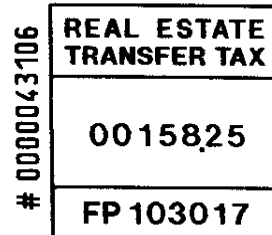
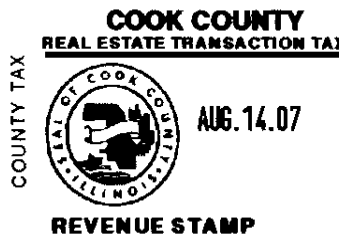
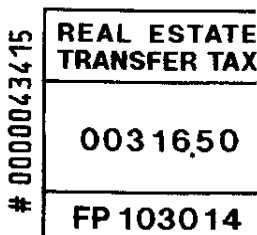
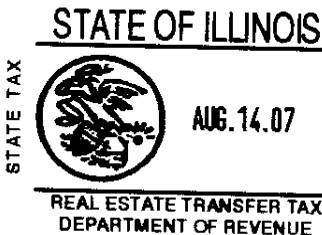
See Exhibit "A" attached hereto and made a part hereof

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) general real estate taxes not yet due and payable; (b) special taxes and assessments for improvements not yet completed; (c) applicable zoning and building laws and ordinances; (d) covenants, conditions, restrictions, building lines and any other such matters of record; (e) party wall rights and agreements, if any; (f) encroachments; (g) the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Ashton Lofts Condominium Association, as amended from time to time (the "Declaration"); (h) public, private, and utility easements of record; (i) limitations and conditions imposed by the Condominium Property Act of the State of Illinois, as amended from time to time; (j) installments due after the date hereof for assessments levied pursuant to the Declaration; and (k) acts done or suffered by the Grantee(s) hereunder.

Permanent Index Numbers: 14-30-410-036-0000; 14-30-410-037-0000; 14-30-410-038-0000; 14-30-410-039-0000; 14-30-410-040-0000; and 14-30-410-041-0000

Property Address: Unit #306
1610 West Fullerton Avenue
Chicago, Illinois 60614



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UNOFFICIAL COPY

Dated this 18th day of JULY, 2007

WMC DEVELOPMENT IV, LLC,
an Illinois limited liability company

By: Premiere Midwest Developers, LLC,
its Manager

By: Premiere Midwest Developers
Holdings, LLC, its Manager

PREPARED BY:

Ankur Gupta, Esq.
Winston & Strawn LLP
35 West Wacker Drive
Chicago, Illinois 60601

By: Elirshon
Elisabeth Hirshon, Manager

AND RETURN TO:

Daniel Levy, Esq. #200
111 Barclay Blvd.
Lincolnshire, IL 60069

Attorney-in-fact
Nelly Ahura Room 200

Property of Cook County Clerk's Office

CITY OF CHICAGO
AUG. 14. 07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



0000002746
REAL ESTATE
TRANSFER TAX
0237400
FP 103018

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

On this 18th day of JULY, 2007, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared Elisabeth Hirshon, to me known, who, being by me duly sworn, did depose and say that she is the Manager of Premiere Midwest Developers Holdings, LLC, which is the Manager of Premiere Midwest Developers, LLC, which is the Manager of **WMC DEVELOPMENT IV, LLC**, an Illinois limited liability company, that the instrument was signed and sealed on behalf of the limited liability company and that the foregoing Manager acknowledged execution of the instrument to be the voluntary act and deed of said limited liability company.

* By Nelly Ahvura Toomaru, attorney in fact

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the County and State aforesaid the day and year first above written.



Notary Public
(Seal)

My Commission Expires: 5/24/10



Property Cook County Clerk's Office

UNOFFICIAL COPY**Exhibit "A"****Legal Description**

UNIT 306, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN THE ASHTON LOFTS, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ASHTON LOFTS CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NO. 0706515050, FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ASHTON LOFTS CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NO. 0706715010, SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ASHTON LOFTS CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NO. 0713809032, IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE(S), AS RIGHTS AND EASEMENTS APPURTENANT TO THE RESIDENTIAL UNIT (AS DEFINED IN THE DECLARATION) DESCRIBED HEREIN AND THE PARKING UNIT (AS DEFINED IN THE DECLARATION) DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID RESIDENTIAL UNIT AND SAID PARKING UNIT, RESPECTIVELY, AS SET FORTH IN THE DECLARATION; AND GRANTOR HEREBY RESERVES FOR ITSELF, ITS SUCCESSORS AND/OR ASSIGNS, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF THE REMAINING CONDOMINIUM PROPERTY (AS DEFINED IN THE DECLARATION) AND THE COMMERCIAL PROPERTY (AS DEFINED IN THE DECLARATION), AS SET FORTH IN THE DECLARATION.

THIS WARRANTY DEED IS EXPRESSLY SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS THOUGH THE PROVISIONS OF THE DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PERMANENT INDEX NUMBERS: 14-30-410-036-0000

14-30-410-037-0000

14-30-410-038-0000

14-30-410-039-0000

14-30-410-040-0000

14-30-410-041-0000

PROPERTY ADDRESS:

UNIT #306

1610 WEST FULLERTON AVENUE

CHICAGO, ILLINOIS 60614