

# UNOFFICIAL COPY



Doc#: 0722855171 Fee: \$32.50  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/16/2007 03:04 PM Pg: 1 of 5

REPUBLIC  
TITLE

COOK COUNTY RECORDER:

THIS DOCUMENT IS A TRUE AND CERTIFIED COPY OF THE ORIGINAL. THE ORIGINAL DOCUMENT IS LOST.

SIGNED THIS 13 DAY OF August, 2007

Spidee Mene

Property of Cook County Clerk's Office

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Handwritten: Mary

Handwritten: COM 33890, Mary, 10/6/2

## SPECIAL WARRANTY DEED

This 31<sup>st</sup> day of May, 2007, Know All Men  
By These Presents THE GRANTOR,  
North LaSalle Building 1140, LLC, AN ILLINOIS  
LIMITED LIABILITY COMPANY,

Date: 06/25/2007 11:58 AM Pg: 1 of 5

a 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 for and in consideration  
of TEN (\$10.00) AND 00/100 DOLLARS,  
and other good and valuable consideration in  
hand paid, CONVEY and WARRANT to

Aleksandra Sawicki and ~~Y. Sawicki~~  
~~As Joint Tenants, party of the second part~~

the following described Real Estate in County of Cook in the State of Illinois, to wit:  
~~\*\*\* Re-record the Deed to add the recording information on the legal \*\*\*~~

SEE LEGAL DESCRIPTION ATTACHED.

Grantor also hereby grants to Grantee and Grantee's personal representatives, successors and assigns, as rights and easements appurtenant to the Property, the rights and easements for the benefit of the Property set forth in the Declaration and Grantor reserves the right to itself its successors and or assigns, the rights and easements set forth in the 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, as well as Exhibit B, attached hereto.

The tenant of unit 821 has waived or has failed to exercise the Right of First Refusal

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives administrators, and assigns, FOREVER and the Grantor hereby does bind itself; its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof; by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.



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## EXHIBIT B

- (1) real estate taxes not yet due and payable;
- (2) special taxes or assessments for improvements not completed and other assessments or installments thereof not due and payable at the time of closing;
- (3) applicable zoning and building laws or ordinances;
- (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially affect the use of the Premises as a residential condominium;
- (5) the Declaration and all amendments and exhibits thereto;
- (6) the provisions of the Act;
- (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer;
- (8) liens, encumbrances and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage; and
- (9) the Buyer's mortgage and related security documents, if any

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**ALTA Commitment**  
**Schedule A1**

**File No.:** RTC53890

**Property Address:** 1140 N. LASALLE ST. UNIT 821,  
CHICAGO IL 60610

**Legal Description:**

UNIT 821 IN THE FLATS ON LASALLE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOTS 16 TO 17 IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 6 (EXCEPT THE NORTH 11 FEET THEREOF) IN HAGEMAN'S SUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 21, IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 6 LYING EAST OF A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT NUMBER 10786564) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 6-9-06 AS DOCUMENT NUMBER 0616034019 AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**Permanent Index No.:** 17-04-404-012, AND 17-04-404-034  
AFFECTS THE UNDERLYING LAND