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Doc#: 0726841119 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/25/2007 12:05 PM Pg: 1 of 4

**SPECIAL
WARRANTY DEED
Statutory (ILLINOIS)**

2074753
2074753

THIS AGREEMENT, made this 21st day of September
2007 between **1712 S. Michigan Development
Corporation, an Illinois corporation** duly authorized
to transact business in the State of Illinois, party of the
first part, and **James Pryma and Regina Pryma*** of
4837 N. Hamilton, Chicago IL 60625
***husband and wife as joint tenants**

party of the second part, of WITNESSETH, that the
party of the first part, for and in consideration of the sum
of TEN AND NO/100 (\$10.00) and other good and
valuable consideration, in hand paid by the party of the
second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Board of Directors of said
Corporation by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to its
heirs and assigns, **FOREVER**, all the following described real estate situated in the County of Cook and the State of Illinois
known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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, 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 the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the
second part, its 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 the said premises, against
all persons lawfully claiming, or to claim the same, by through or under it, it **WILL WARRANT AND DEFEND**, subject to:

SEE ATTACHED EXHIBIT "B"

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the
above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of
condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said
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.

Permanent Real Estate Index Number(s): Part of 17-22-301-034-0000; 17-22-301-038-0000; 17-22-301-039-0000; 17-22-301-040-
0000; 17-22-301-048-0000; 17-22- 301-053-0000 and 17-22-301-035-0000

Address of Real Estate: 1720 South Michigan , Unit 1009 , Chicago, IL 60616

21st In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Vice President, this
day of September, 2007.

1712 S. Michigan Development Corporation,
an Illinois corporation

By:
Name: Cindy Wrona
Its: Vice President

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
530560 \$1,905.00



09/24/2007 09:46 Batch 00712 17

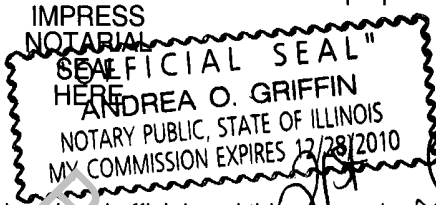
MERCURY TITLE COMPANY, L.L.C.

MERCURY TITLE

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State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Cindy Wrona, personally known to me to be Vice President of

1712 S. Michigan Development Corporation, an Illinois corporation, appeared, before me this day in person and severally acknowledged that as such Vice President she signed and delivered the said instrument as her free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



Given under my hand and official seal this 21 day of September, 2007

Commission expires 12/28/2010

[Signature]
NOTARY PUBLIC

This instrument was prepared by: David J. O'Keefe
Schain, Burney, Ross, & Citron, Ltd.
222 North LaSalle Street, Suite 1910
Chicago, Illinois 60601

MAIL TO:


Dorothy Culhane
1355 N. Sandburg, Ste 2708
Chicago, IL 60610

SEND SUBSEQUENT TAX BILLS TO:
James Pryma & Regina Pryma

1720 South Michigan, Unit 1009 4837 N Hamilton
Chicago, Illinois 60616 60615

OR RECORDER'S OFFICE BOX NO.

STATE OF ILLINOIS




SEP. 24. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000019792

REAL ESTATE TRANSFER TAX
0025400
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 24. 07

REVENUE STAMP

0000032072

REAL ESTATE TRANSFER TAX
0012700
FP 103042

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Exhibit (A)

UNIT 1009 IN THE 1720 S. MICHIGAN CONDOMINIUM, AS DELINEATED ON A SURVEY OF CERTAIN PARTS OF THE FOLLOWING DESCRIBED PARCELS;

PARCEL 1:

LOTS 14, 15, 18, 19, 23, AND 26 (EXCEPT THE NORTH 1.50 FEET THEREOF), IN S.N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN COUNTY CLERK'S DIVISION OF LOTS 6, 7, 10 AND 11 OF S.N. DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 22 IN DEXTER'S SUBDIVISION OF BLOCK 4 OF ASSESSOR'S DIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0723915003, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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EXHIBIT "B"

SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws or ordinances.
4. Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the 1720 S. Michigan Condominiums, including any and all amendments and exhibits thereto.
5. Declaration of covenants, conditions restrictions and easements relating to the Commercial Property (as defined in the Declaration).
6. The Condominium Property Act of Illinois.
7. Easements, air rights, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premises as a condominium residence.
8. Leases, licenses, encroachments and agreements affecting the Common Elements or the Limited Common Elements (as defined in the Declaration).
9. Acts done or suffered by Buyer or anyone claiming by, through, or under Buyer.
10. Schedule B exceptions listed in Mercury Title Company Commitment Number 2074753.