

UNOFFICIAL COPY



SPECIAL WARRANTY DEED

(ILLINOIS)
(Limited Liability Company
to Individual)

Doc#: 0726926079 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/26/2007 11:18 AM Pg: 1 of 3

The Grantors, WILLIAM MARKLE, LLC, DAVID MARKLE, LLC, and 1225 W. Morse, LLC, each being an Illinois 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, for the consideration of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, do hereby remise, release, alien and convey to: **SEAN P. GIERICH**, of 1651 W. Balmoral #1, Chicago, Illinois 60640,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See attached legal description, and hereby releases and waives all rights under and by virtue of the Homestead Exemption laws of the State of Illinois,

Permanent Real Estate Index Number: 11-32-119-023-0000

Address of Real Estate: 1225 W. MOISE AVE., UNIT 406
CHICAGO, ILLINOIS 60626

Dated this 14th day of September, 2007.

WILLIAM MARKLE LLC

by: *William D. Markle a/k/a William Markle*
WILLIAM D. MARKLE, a/k/a WILLIAM MARKLE,
its member

1225 W. MORSE LLC

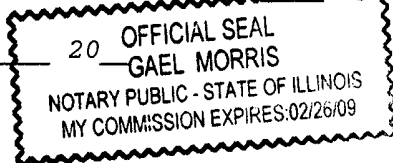
by: *William D. Markle a/k/a William Markle*
WILLIAM D. MARKLE, a/k/a WILLIAM MARKLE, President of Markle Management, Inc., its manager

STATE OF ILLINOIS, COUNTY OF COOK SS. I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT WILLIAM D. MARKLE, a/k/a WILLIAM MARKLE (MEMBER OF WILLIAM MARKLE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND PRESIDENT OF MARKLE MANAGEMENT, ITS MANAGER, IN ALL HIS CAPACITIES), PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION AND LIMITED LIABILITY COMPANIES, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

Given under my hand and official seal, this 14th day of September, 2007

Commission Expires _____

NOTARY PUBLIC



BOX 334 CTI

UNOFFICIAL COPY

DAVID MARKLE, LLC

by: Pamela M. Schaeetzle
PAMELA SCHAETZLE, Co-Executor of the
Estate of David Markle, its member

Aaron Markle
AARON MARKLE, Co-Executor of the
Estate of David Markle, its member

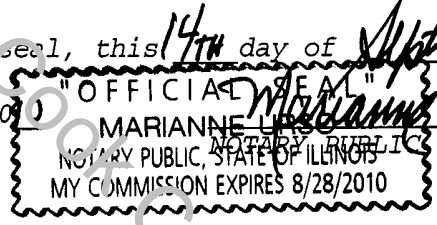
STATE OF ILLINOIS, COUNTY OF COOK SS. I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PAMELA SCHAETZLE, CO-EXECUTOR OF THE ESTATE FO DAVID MARKLE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SHE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HER FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

Given under my hand and official seal, this 14th day of Sept, 2007
Commission Expires 8/28 2010



STATE OF ILLINOIS, COUNTY OF COOK SS. I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT AARON MARKLE, CO-EXECUTOR OF THE ESTATE OF DAVID MARKLE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

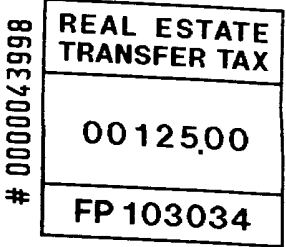
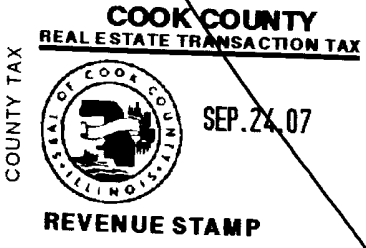
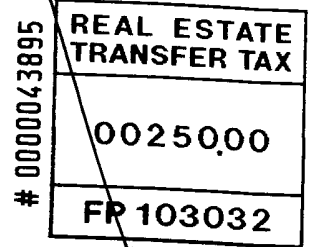
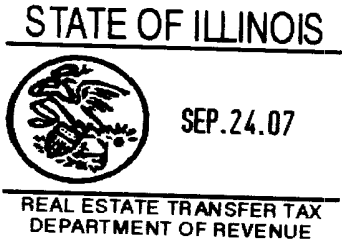
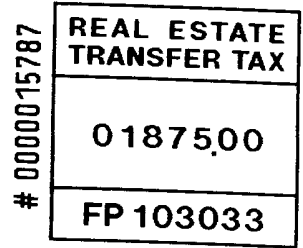
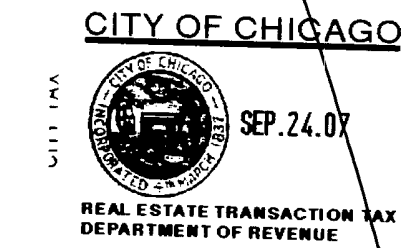
Given under my hand and official seal, this 14th day of Sept, 2007
Commission Expires 8/28 2010



This instrument was prepared by Gael Morris, of Lawrence & Morris, 2835 North Sheffield, Suite 232, Chicago, Illinois 60657

MAIL TO:
Sean P. Gierich
1225 W. Morse
Unit 406
Chicago, IL
60624

SEND SUBSEQUENT TAX BILLS TO:
Sean P. Gierich
1225 W. Morse
Unit 406
Chicago, IL
60624



UNOFFICIAL COPY

LEGAL DESCRIPTION:

UNIT 406 IN THE NORTH BEACH LOFTS CONDOMINIUM,
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 19, 20 AND 21 IN BLOCK 1 IN L.E. INGALL'S SUBDIVISION OF BLOCKS 5 AND 6 IN THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 14, 2005, AS DOCUMENT NO. 0528727007, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

subject only to the following: (I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) encroachments; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (V) covenants, conditions, agreements, building lines and restrictions of record or to be recorded prior to Closing; (VI) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Purchaser's mortgage, if any; (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act"); and (XI) liens and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense.

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; 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.

THERE WAS NO TENANT IN THE UNIT.