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Doc#: 0731042105 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/06/2007 01:47 PM Pg: 1 of 4

CT1 ABarnett SA 5416095 CNB 10F3

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WARRANTY DEED

449

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**UNOFFICIAL COPY****Prepared by:**

ERIKA L. KRUSE  
 ACOSTA, KRUSE & ZEMENIDES, LLC  
 6336 NORTH CICERO AVENUE, SUITE 202  
 CHICAGO, ILLINOIS 60646

**Mail to:**

Joseph S. Holtzman  
 Attorney at Law  
 111 West Washington Street  
 Suite 1505  
 Chicago, Illinois 60602

**Send Subsequent Tax Bills to:**

Patrick Reilly and Victoria Troshina  
 1061 West 16<sup>th</sup> Street, Unit 403  
 Chicago, Illinois 60608

**SPECIAL WARRANTY DEED**  
 Statutory (ILLINOIS)  
 (Corporation to Individuals)

**THE GRANTORS:**

PILSEN LOFTS, LLC, 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 and in consideration of Ten and No/100 Dollars (\$10.00), other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

PATRICK REILLY and VICTORIA TROSHINA, his wife, of the City of Chicago, County of Cook, State of Illinois as Tenants by the Entirety and not as Joint Tenants or Tenants in Common

The following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNITS 403 AND P-3 IN THE CHANTICO LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 18 AND 19 IN SHIELDS SUBDIVISION AND LOTS 20 TO 24 IN RESUBDIVISION OF LOTS 20 TO 29, INCLUSIVE, IN SHIELD'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION AND ALLEYS SOUTH AND ADJOINING, OF THE NORTH ¼ OF THE SOUTH EAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0630517087 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject to: (1) general real estate taxes for 2006 and subsequent years, including taxes which may accrue by reason of new additional improvements; (2) special taxes or assessments for improvements not yet complete; (3) easements, covenants, restrictions, agreements, conditions and building liens of record and party wall rights; (4) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration, including all amendments and exhibits thereto; (5) provisions of the Condominium Property Act of Illinois; (6) applicable zoning and building laws and ordinances; (7) easements, roads and highways, if any; (8) recorded public utility easements, if any; (9) plats of dedication and plats of

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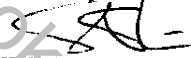
subdivision and covenants thereon; and (10) leases and licenses affecting the Common Elements (as defined in the Declaration).

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, AFORESAID, 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): 17-20-402-001-0000, 17-20-402-002-0000  
Address(es) of Real Estate: 1061 West 16th Street, Unit 403, Chicago, Illinois 60608  
Dated this 16<sup>th</sup> day of October, 2007


IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 16<sup>th</sup> day of October, 2007.


PILSEN LOFTS, LLC, an Illinois limited liability company

  
By: Steven A. Lipe  
Its: Manager

(CONTINUED)

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	91501.0000 #	REAL ESTATE TRANSFER TAX
	NOV.-2.07		00272.50
			FP 102808

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY	91501.0000 #	REAL ESTATE TRANSFER TAX
	NOV.-2.07		00136.25
			FP 102802

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	0000000245 #	REAL ESTATE TRANSFER TAX
	NOV.-2.07		02043.75
			FP 102805

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State of Illinois        )  
                                  )ss.  
County of Cook         )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEVEN A. LIPE, Manager of PILSEN LOFTS, LLC, an Illinois limited liability company, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said company, as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 16<sup>th</sup> day of October, 2007.

Commission expires November 20, 2007.

  
\_\_\_\_\_  
NOTARY PUBLIC



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