



Doc#: 0735141066 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/17/2007 12:28 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

20160801/MTCIAL/1 of 3

The Grantor, **CHICAGO UNIVERSITY COMMONS V, LLC**, an Illinois Limited Liability Company of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: **Sandra A. Navarro**, as a ^M**MARRIED** woman of **1246D S. Federal, Chicago, Illinois** (Grantees"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-20-225-025-0000 through 17-20-225-039-0000, inclusive

Address of Real Estate: 1150 West 15th Street, Unit 135/GJ-1/S-31, Chicago, Illinois

M.G.R. TITLE

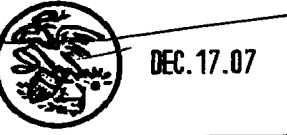
SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances; (4) encroachments, utility easements, covenants, conditions, restrictions, easements, and agreements of record, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential condominium; (5) the Declaration of Condominium for University Commons V Condominiums, and all amendments and exhibits thereto, and the Declaration of Easements, Covenants and Restrictions for the University Commons Master Association, and all amendments and exhibits thereto; (6) the provisions of the Illinois Condominium Property Act; (7) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and (8) liens and other matters as to which a title insurer commits to insure Grantee against loss or damage.

City of Chicago
Dept. of Revenue
539008
Real Estate Transfer Stamp
\$2,512.50
12/14/2007 16:54 Batch 11853 85



STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX



00335.00
FP 103037

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COOK COUNTY REAL ESTATE TRANSACTION TAX



REVENUE STAMP

REAL ESTATE TRANSFER TAX

00167.50

FP 103042

STATE TAX

COUNTY TAX

0000023727

0000036007

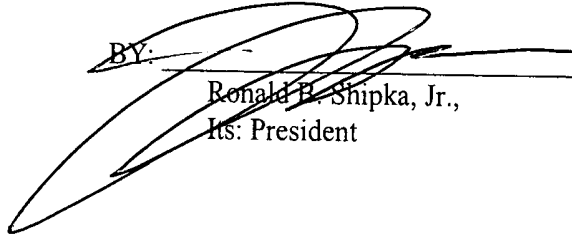
DEC. 17. 07

DEC. 17. 07

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on December 13, 2007.

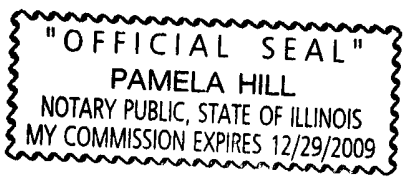
Chicago University Commons V, LLC
An Illinois limited liability company
BY: EDC MANAGEMENT, INC.,
an Illinois corporation,
Its: Manager

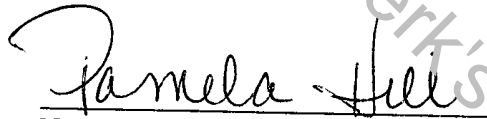
BY: 
Ronald B. Shipka, Jr.,
Its: President

State of Illinois)
)ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., the President of EDC Management, Inc., the Manager of Chicago University Commons V, LLC, and personally known to me to be the same person whose name is 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 in the aforementioned capacity, for the uses and purpose therein set forth.

Given under my hand and official seal, this 13th day of December, 2007.




Notary Public

This Instrument was prepared by:

Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.

Mail to:

SANDRA A. NAVARRO
1150 WEST 15th Street
UNIT 135
CHICAGO, IL 60608

Send subsequent tax bills to:

SANDRA A. NAVARRO
1150 WEST 15th Street
UNIT 135
CHICAGO, IL 60608

UNOFFICIAL COPY

PARCEL 1:

UNIT 135 AND GU-1 IN THE UNIVERSITY COMMONS V CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 94 THROUGH 108, INCLUSIVE, IN SOUTH WATER MARKET, A RESUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 1, 1925, AS DOCUMENT NO. 8993073, IN COOK COUNTY, ILLINOIS.

(EXCEPT THE NORTH 56.67 FEET OF THE SOUTH 91.19 FEET OF LOT 94 LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 52.92 CHICAGO CITY DATUM).

ALSO THE SOUTH HALF OF ALL THAT PART OF AN EAST-WEST PUBLIC ALLEY HAVING A WIDTH OF 48.30 FEET AT THE EAST LINE OF SOUTH RACINE AVENUE AND A WIDTH OF 48.33 FEET AT THE WEST LINE OF SOUTH ABERDEEN STREET, SAID ALLEY BEING THE FIRST ALLEY SOUTH OF WEST 14TH PLACE AND DESCRIBED AS FOLLOWS: LYING SOUTH OF THE SOUTH LINES OF LOTS 1 THROUGH 15, BOTH INCLUSIVE, LYING NORTH OF THE NORTH LINES OF LOTS 94 THROUGH 108, BOTH INCLUSIVE, LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 1 TO THE NORTHWEST CORNER OF LOT 108 AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 15 TO THE NORTHEAST CORNER OF LOT 94, ALL IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0734415002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-31, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0734415002, AS AMENDED FROM TIME TO TIME

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.