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0801022064

SPECIAL WARRANTY DEED

Doc#: 0801022064 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/10/2008 01:05 PM Pg: 1 of 3

After Recording, Mail to:

Laura E. Smith
Gould & Ratner, LLP
222 N. LaSalle St., Suite 800
Chicago, IL 60601

OST 0719756

This space is for **RECORDER'S USE ONLY**

THIS DEED OF CONVEYANCE, is made as of December 19, 2007 between **216 S. Jefferson, LLC, an Illinois Limited Liability Company ("Grantor")**, having an address of 1205 N. Dearborn St., Chicago, IL 60610 and Matrix Trading LLC, an Illinois Limited Liability Company ("Grantee"), having an address of 175 W. Jackson, Suite 1650, Chicago, IL 60604.

WITNESSETH, that Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantee, and to its respective successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

PARCEL 1: UNIT NO. 601 IN THE 216 S. JEFFERSON OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9 AND 10 AND THE SOUTH 1/2 OF LOT 8 IN MAGIE AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE BLOCK 27 IN SCHOOL SECTIONS ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH AN UNDIVIDED ~~8.25%~~ PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 10, 2007 AS DOCUMENT NUMBER 0734415001.

**Permanent Index Number: 17-16-111-021 (affects underlying land)
Address: Unit #601 at 216 S. Jefferson St., Chicago, IL 60661**

Grantor also grants to 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, recorded in the office of the recorder of deeds, 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.

Together with any and all hereditaments and appurtenances belonging or pertaining to the real estate, and the reversion or reversions, remainder and remainders, rents, issues and profits

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of the real estate, and all the estate, right, title, interest claim or demand of the Grantor, either in law or equity, of, in and to the real estate, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the real estate, with the appurtenances, unto the Grantee, its successors and assigns forever.

And the Grantor for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that the Grantor has not done, or suffered to be done, anything whereby the real estate is, or may be, in any manner encumbered or charged, except as recited in this Special Warranty Deed; and that the real estate, against all persons lawfully claiming, or to claim the same by, through or under Grantor, Grantor WILL WARRANT AND DEFEND subject to: (1) general real estate taxes for 2007 and subsequent years; (2) party wall rights affecting the underlying land; (3) the Illinois Condominium Property Act and the Declaration of Condominium recorded December 10, 2007 as document number 0734415001 including all amendments and exhibits thereto; (4) applicable zoning and building laws and other ordinances of record; (5) encroachment of Building located mainly on the land over and onto property North of and Adjoining by 0.08 feet as depicted on survey prepared by Professional Associated Survey Inc., order no. 07-77744 dated May 7, 2007 affecting the common elements; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (7) utility easements, if any, whether recorded or unrecorded; (8) leases and licenses and security interests, if any, affecting the Common Elements; (9) covenants, conditions, restrictions, easements and agreements of record including limitations on the permitted use and alteration of the Units as set forth in the Declaration.

The Grantor hereby certifies that this Unit was vacant on the date of the notice of conversion and that there is no right of first refusal to purchase the Unit by any tenant. GRANTOR HEREBY CERTIFIES THAT THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, Grantor has hereto caused the foregoing Special Warranty Deed to be signed and delivered as of the day and year first above written.

216 S. Jefferson, LLC an Illinois Limited Liability Company:

By: 
Title: Manager

State of Illinois)
) ss.
County of Cook)

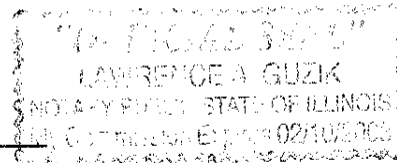
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Shawn Clark, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as [his own free and voluntary act as Manager of 216 S. Jefferson, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of December, 2007.

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My Commission expires:

Lawrence A. Guzik
Notary Public



This document prepared by:

Lawrence A. Guzik, Esq.
Attorney at Law
22285 Pepper Rd., Suite 308
Barrington, IL 60010


Mail subsequent tax bills to:

Matrix Trading LLC
216 S. Jefferson St., Unit 601
Chicago, IL 60661

Property of Cook County Clerk's Office

City of Chicago
Dept. of Revenue
540920
01/10/2008 11:51 Batch: 07269 33

Real Estate
Transfer Stamp
\$6,000.00



COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX
JAN. 10. 08
REVENUE STAMP

0000036907

REAL ESTATE TRANSFER TAX
0040000
FP 103042

STATE OF ILLINOIS
JAN. 10. 08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE TAX

0000024634

REAL ESTATE TRANSFER TAX
0080000
FP 103037