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Doc#: 0802222042 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/22/2008 11:37 AM Pg: 1 of 3

**SPECIAL WARRANTY DEED**

**After Recording, Mail to:**

Paul DeBiase, Esq.  
Attorney at Law  
5536 W. Montrose Ave.  
Chicago, IL 60641

①

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

0570720051

**THIS DEED OF CONVEYANCE**, is made as of January 8, 2008 between **216 S. Jefferson, LLC, an Illinois Limited Liability Company ("Grantor")**, having an address of 1205 N. Dearborn St., Chicago, IL 60610 and **MMA Group, LLC, an Illinois Limited Liability Company (the "Grantee")**, having an address of 2247 W. Lawrence Ave., Chicago, IL 60625. K

**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. 301 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.**

**PARCEL 2: A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE P-4, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.**

**TOGETHER WITH A 5.650 UNDIVIDED 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 AND ANY AMENDMENTS THERETO.**

**Permanent Index Number: 17-16-111-021 (affects underlying land)  
Address: Unit #301 at 216 S. Jefferson St., Chicago, IL 60661**

1/2 P-4


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 and any amendments thereto, 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

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Property of Cook County Clerk's Office

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 541772 \$3,615.00  
 01/22/2008 10:19 Batch 072/6 28



**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
 COUNTY TAX  
  
 JAN. 22. 08  
**REVENUE STAMP**

# 0000037258	<b>REAL ESTATE TRANSFER TAX</b>
	00241.00
	FP 103042

**STATE OF ILLINOIS**  
 STATE TAX  
  
 JAN. 22. 08  
**REAL ESTATE TRANSFER TAX**  
 DEPARTMENT OF REVENUE

# 0000024989	<b>REAL ESTATE TRANSFER TAX</b>
	00482.00
	FP 103037

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property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration and amendments thereto the same as though the provisions of said declaration were recited and stipulated at length herein.

TO HAVE AND TO HOLD the real estate, with the appurtenances, unto the Grantee, its successors and assigns forever 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) de minimus encroachments over the common areas, if any; (6) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (7) utility easements if any, whether recorded or unrecorded; (8) leases and licenses 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: *[Signature]*  
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 8<sup>th</sup> day of January, 2008.

*[Signature]*  
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:

MMA Group, LLC  
Unit #301  
216 S. Jefferson St.  
Chicago, IL 60661

