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0802905463D

Doc#: 0802905463 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/29/2008 02:16 PM Pg: 1 of 3

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 828
Chicago, IL 60602
312-849-4243

545517²¹³

JOINT TENANCY

SPECIAL WARRANTY DEED

This indenture, made this 14 day of January, 2008, between Chess Lofts, LLC, an Illinois limited liability company, Grantor, and ALBERT LYN SABATINO and CHARLES KARWOWSKI, P.O. Box 87411, Carol Stream, Illinois, Grantee 87305

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollar (\$10.00) and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee ^{JOINT} Tenants in Common ^{BUT AS JOINT GRANTEES} and to their heirs and assigns, FOREVER, all the following real estate situated in Cook County, Illinois which is commonly and known and described as follows:

The property is legally described in Exhibit A, attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- ~~(b) Special taxes or assessments for improvements not yet completed;~~
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;

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- (d) The Declaration of Condominium Ownership for the Chess Lofts Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois condominium Property act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof; and
- (k) Acts done or suffered by Grantee, or anyone claiming under Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Managing Member the day and year first above written.

CHESS LOFTS, LLC, an Illinois limited liability company

By: WEW Chess LLC, its Manager

By: _____
Manager

Prepared by:  Murray J. Lewison
Johnson and Colmar
300 S. Wacker Drive - Suite 1000
Chicago, Illinois 60606

After Recording
Mail to: EDWARD A PRICE, LTD.
1030 SUMMERFIELD DR
ROSELLE, IL 60172

Send Subsequent
Tax Bills to: ALBERT SABATINO & LYN SABATINO
PO BOX 87305
CARDL STREAM, IL 60188

REAL ESTATE TRANSFER TAX	0009800	FP 102810
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0000043074

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN. 25. 08
REVENUE STAMP



COUNTY TAX

CITY OF CHICAGO

CITY TAX



JAN. 24. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000024900

REAL ESTATE TRANSFER TAX

0147000

FP 102807

STATE OF ILLINOIS

STATE TAX



JAN. 25. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002922

REAL ESTATE TRANSFER TAX

0019600

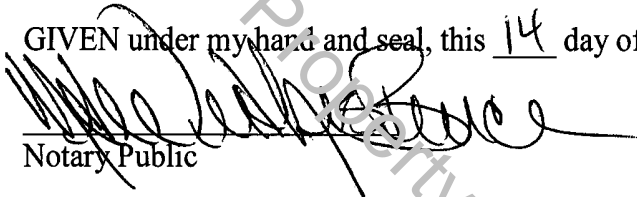
FP 102804

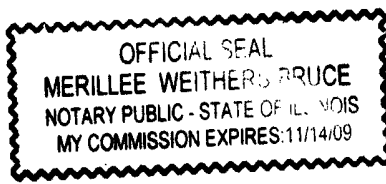
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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that William E. Warman, of WEW Chess LLC, an Illinois limited liability company, which is the manager of Chess Lofts LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 14 day of January, 2008.


Notary Public



Unit 512 together with its undivided percentage interest in the common elements in Chess Lofts Condominium, as delineated and defined in the Declaration recorded as document number 0734015061, in the ^{SOUTH} Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also hereby 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described herein.

Common Address: 320 E. 21st Street, Chicago, IL
PIN: 17-22-315-018-0000