

# UNOFFICIAL COPY



Doc#: 0804405002 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/13/2008 09:18 AM Pg: 1 of 4

## THE RESIDENCES AT THE JOFFREY TOWER CONDOMINIUM WARRANTY DEED

This Warranty Deed is made this 28th day of January, 2008, between SMITHFIELD PROPERTIES XL, L.L.C., a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and Gregory H. Jenkins, of Chicago, Illinois (whether one or more, "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does convey and warrant unto Grantee, and to Grantee's successors and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

See Exhibit A attached hereto and incorporated herein by reference

Grantor also hereby grants to the Grantee, its successors and assigns, the rights and easements set forth in the Declaration of Condominium described in said Exhibit A ("Declaration"), 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 therein described.

This Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors 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 herein 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: (i) general real estate taxes for 2007 and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration, and so long as same do not prohibit the use of said unit as a single family condominium residence; and (vi) the Condominium Property Act of Illinois.

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

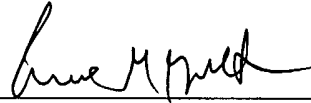
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1 of 2 WNT CAP

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IN WITNESS WHEREOF, SMITHFIELD PROPERTIES XL, L.L.C. has executed this Warranty Deed as of the day and year above first written.

SMITHFIELD PROPERTIES XL, L.L.C., an Illinois limited liability company

By:   
Its: Authorized Signatory

This instrument was prepared by:

Lawrence M. Gritton  
400 W. Huron Street  
Chicago, Illinois 60610

After recording mail to:

Mark S. Litner  
MUCH SHELIST  
191 N. Wacker Drive, Ste. 1800  
Chicago, IL 60606

Send subsequent tax bills to:

Gregory H. Jenkins  
Unit 1008, 8 East Randolph Street  
Chicago, IL 60601




REAL ESTATE TRANSFER TAX
00235.50
FP326657

# 0000010987

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX  
FEB. 11. 08  
  
REVENUE STAMP  
COUNTY TAX


REAL ESTATE TRANSFER TAX
00471.00
FP326705

# 0000013128

STATE OF ILLINOIS  
FEB. 11. 08  
  
STATE TAX  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
03532.50
FP326675

# 0000012305

CITY OF CHICAGO  
FEB. 11. 08  
  
CITY TAX  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

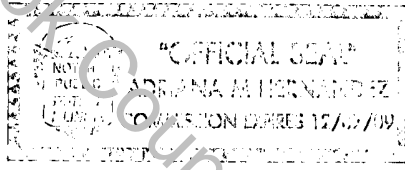
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State of Illinois        )  
                                   )        SS  
 County of Cook        )

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Lawrence M. Gritton, as Authorized Signatory on behalf of **Smithfield Properties XL, L.L.C.**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of January, 2008.

*Adriana M. Hernandez*  
 \_\_\_\_\_  
 Notary Public



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## EXHIBIT A

### Parcel 1:

Unit 1008 together with the exclusive right to use Parking Space P-15 and Storage Space S-8, both limited common elements, in The Residences at the Joffrey Tower Condominium, as delineated on the plat of survey of part the following described parcels of real estate:

Lots 25 to 31, inclusive, in Block 9 in Fort Dearborn Addition to Chicago in South West Fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit C to the Declaration of Condominium recorded January 28, 2008 as document number 0802803105, as amended from time to time, together with their undivided percentage interest in the common elements.

### Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements for the State Randolph Development, recorded October 19, 2007 as document number 0729260064 for support, ingress and egress, maintenance, utilities, encroachments, elevators and facilities, over the land described therein and as more particularly described and defined therein.

PIN: 17-10-305-007-8001

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