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Doc#: 0806011207 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/29/2008 03:55 PM Pg: 1 of 3

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243

SPECIAL WARRANTY DEED

20545405  
11R

This indenture, made this 26 day of February, 2008, between Chess Lofts, LLC, an Illinois limited liability company, Grantor, and Randal Rosset, 1754 N. Paulina, Chicago, Illinois, Grantee

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 and to his 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: *JOHN J ZACIARA*  
*39 S. LA SALLE #500*  
*CHICAGO IL 60603*

Send Subsequent  
Tax Bills to: *RANDAL ROSSET*  
*1754 N PAULINA*  
*CHICAGO IL 60622*

REAL ESTATE TRANSFER TAX	00245.00	PP 102804
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# 0000003281

STATE OF ILLINOIS

FEB. 29. 08



STATE TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

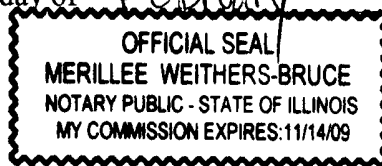
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STATE OF ILLINOIS )  
                                   )SS.  
 COUNTY OF COOK    )

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 15<sup>th</sup> Street 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 26 day of February, 2008.

  
 Notary Public



## EXHIBIT A

**Unit 309 and Parking Unit P -60 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 Southwest 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 therein.

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

