N. Lassile Street Buite 625 hicego, IL 60602 312-849-4243

###WAP# TITLE OF ILLINOIS
2 N. LeSaile Street
Suite 625
Chicago, IL 60602

UNOFFICIAL

Doc#: 0807011069 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 03/10/2008 12:28 PM Pg: 1 of 3

SPECIAL WARRANTY DEED (LLC to Individual)

553634/2

THIS AGREEMENT, made this 4th day of March, 2008 between 1454 S. MICHIGAN, LLC, a Delaware Limited Liability Company, as GRANTOR, created and existing under and by virtue of the laws of the State of Delay are and duly authorized to transact business in the State of Illinois ard Joseph J.

ABOVE SPACE FOR RECORDER'S USE ONLY

Cutrone of 14140 S? th Ave,
Orlando Park, Illinois 6(452 as GRANTEE(S), WITNESSETH that GRANTOR, for and in consideration of Ten and
no/100 Dollars (\$10.00), in hand paid by GRANTEE(S), the receipt whereof is acknowledged, and pursuant to the
authority given by Manager of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND
CONVEY unto GRANTEE(S), FORDVER, all of the following described real estate situated in the County of Cook
in the State of Illinois, to wit:

SFZ ATTACHED EXHIBIT A

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 thereon, 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 FAVE AND TO HOLD said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 WARRALTE AND DEFEND, subject to those exceptions set forth below.

Permanent Real Estate Index Number(s):

17-22-107-037, 17-22-107-038, 17-22-107-039, 17-22-107-040,

17-22-107-041, 17-22-107-042, and 17-22-107-043

Address(es) of Real Estate:

1464 S. Michigan Ave, Dwelling Unit 607, and Garage Unit(s) 7-107

Seller shall convey or cause to be conveyed to Purchaser title to the Unit Ownership subject however to, the general real estate taxes for the year 2007 and thereafter, and all instruments, covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations and easements of record, provisions of the Condominium Declaration and Party Wall Agreements

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Manager the day and year first above written.



0807011069D Page: 2 of 3

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EXHIBIT A

Dwelling Unit 607 and Garage Units P-107 in the 1464 South Michigan Avenue Condominium as delineated on the Plat of Survey of the following described real estate:

PARCEL 1: THE SOUTH 3.1 FEET OF LOT 23 (EXCEPT ALLEY) AND ALL OF LOT 24 (EXCEPT ALLEY) IN SPRING TRACT OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 4.64 FEET OF LOT 1 (EXCEPT ALLEY) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 3 (EXCEPT THAT PORTION THEREOF TAKEN OR USED FOR AN ALLEY) IN COUNTY CLERK'S DIVISION OF LOTS 2 AND 3 IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OF SAID COUNTY CLERK'S DIVISION RECORDED APRIL 23, 1878, IN BOOK 13 OF PLATS, PAGE 78, IN COOK COUNTY, ILLINO'S.

PARCEL 3: LOT 1 (ZXCEPT THE NORTH 4.64 FEET THEREOF) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRAC1'CA'AL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A STRIP OF LAND 8.94 FEET IN WIDTH LYING SOUTH OF AND ADJOINING LOT 1 OF THE SAME DEPTH AS LOT 1 (EXCEPT FROM EAST THOSE PARTS TAKEN AS ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE SOUTH 25 FEET OF LOT 1 (EXCEPT THE A PART TAKEN FOR AN ALLEY) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHY ES. FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERILLAN, OTHERWISE BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE WEST LINE OF MICHICAN, AVENUE IN THE CITY OF CHICAGO, IN COOK COUNTY, ILLINOIS AT A POINT 772.7 FEET NORTH OF 14P. SOUTH LINE OF SAID QUARTER SECTION; THENCE RUNNING WEST 181.9 FEET MORE OR LESS TO A POINT MIC WAY BETWEEN THE WEST LINE OF MICHIGAN AVENUE AND THE EAST LINE OF WABASH AVENUE; THENCE RUN IN() SOUTH 25 FEET; THENCE EAST TO THE WEST LINE OF MICHIGAN AVENUE; THENCE NORTH ON SAID WEST LINE, 25 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR AND USED AS AN ALLEY), IN COCK, COUNTY, ILLINOIS.

PARCEL 5: LOT 2 (EXCEPT 9.7 FEET OFF THE WEST END THERFOF, IN COUNTY CLERK'S DIVISION OF LOTS 2 AND 3 IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRICEPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document # 0803903091 and as amended from time to time, together with an undivided percentage interest in the common elements.

0807011069D Page: 3 of 3

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GRANTOR: 1454 S. MICHIGAN, LLC, a Delaware limited Liability company

By: MK Manager Corp., an Illinois Corporation,

its Manager

By: _______F. Martin Paris, Jr., its President

STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

I, the under 1gr ed, a notary public in and for said County, in the State aforesaid, DO HERBY CERTIFY that F. Martin Paris personally known to me to be the President of MK Manager Corp, an Illinois Corporation, the Manager of 1454 S. Michigar, L.C a Delaware limited liability company, and 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 as such President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes the rein set forth.

GIVEN under my hand and official seal, this 14th day of February, 2008

"OFFICIAL SEAL"
Tracy Cagala
Notary Public, State of Illinois

Notary Public, State of Illinois My Commission Exp. 10/24/2009

MAIL RECORDED DEED TO:

14140 5.87th Aut. Orland Park 12 60462 SEND SUBSEQUENT TAX BILLS TO:

Christine A. Cutrone

14140 S. 27 Ave

Orland Para IL 60462

Notary Public

THIS INSTRUMENT PREPARED BY:

Robert E. Molloy 1525 W. Homer, Suite 401 Chicago, Illinois 60622 (773)278-4237



