

UNOFFICIAL COPY



Doc#: 0809542128 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/04/2008 01:56 PM Pg: 1 of 3

**SPECIAL  
WARRANTY DEED  
Statutory (Illinois)**

SA3668787  
Mundell Enc  
1013 no abs

**THE GRANTOR, LINCOLN-MELROSE, LLC**, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand Paid, CONVEYS and WARRANTS to **DARREN C. Beuhm AND FAITH BREHM**, husband and wife, of 1 Western Ave., #816, Boston, MA 02163 (the "GRANTEE(S)") as tenants by the entirety, the following described real estate (the "Property") situated in the County of Cook in the State of Illinois to wit:

*[See Exhibit A attached hereto and made a part hereof]*

Subject only to the following exceptions: (i) general real estate taxes not yet due and payable; (ii) covenants, conditions, and restrictions of record; (iii) public and utility easements, including drainage system easement; (iv) zoning and building laws and ordinances; (v) roads and highways, if any; (vi) Illinois Condominium Property Act (the "Act"); (vii) the Declaration of Condominium Ownership for the Citizens State Bank Lofts Condominium Association (the "Declaration"); (viii) the Operating Agreement (as defined in Section 8 herein); (ix) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (x) Encroachments; and (xi) acts of Purchaser.

Permanent Real Estate Index Number: 14-19-435-028-0000


Address of Real Estate: 1623 W. Melrose, Unit 501 and P-9, Chicago, IL 60657

360

Box 334

STATE TAX

STATE OF ILLINOIS



MAR. 31.08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000000779

REAL ESTATE TRANSFER TAX
00784.00
FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAR. 31.08

REVENUE STAMP

# 0000107970

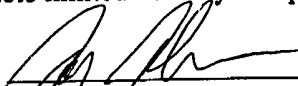
REAL ESTATE TRANSFER TAX
00392.00
FP 102802

# UNOFFICIAL COPY

Dated as of the 20 day of March, 2008

LINCOLN-MELROSE, LLC,  
an Illinois limited liability company

By:

  
Gary Solomon, Manager

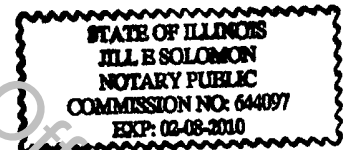
STATE OF ILLINOIS           )  
  ) SS.  
COUNTY OF COOK           )

I, the undersigned, a Notary Public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that GARY SOLOMON, Manager of LINCOLN-MELROSE, LLC, an Illinois 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 she/he signed, sealed and delivered the said instrument as her/his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20 day of March, 2008

  
Notary Public

Commission expires: 2-8-10



*This instrument prepared by McCormick Braun Friman, 217 N. Jefferson Street, Chicago, IL 60661*

Upon Recording Mail to:  
DENNIS W. THORN  
180 N. MICHIGAN AVE  
#2105  
CHICAGO, ILL

Send Subsequent Tax Bills to:  
Darren and Faith Brehm  
1623 W. Melrose, Unit 501  
Chicago, IL 60657

CITY OF CHICAGO



MAR 31 08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000001887

REAL ESTATE TRANSFER TAX
05880.00
FP 102805

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT 501 AND P-9 IN CITIZENS STATE BANK LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1,2, AND 3 IN BLOCK 10 IN GROSS' NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EX "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0808122068 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0808122067.

"Grantor also hereby grants Grantee, it's 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, as Grantor reserves to itself, it's successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein."

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

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.