

# UNOFFICIAL COPY

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## SPECIAL WARRANTY GIT (4/2) DEED

THIS INDENTURE, is executed and delivered as of March 27, 2008 between **LOACQ, L.L.C.**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, whose business address is 3740 W. North Ave., Chicago, IL 60647, party of the first part, and

L.  
Megan Fath, residing at 1636 W. LeMoyné, #2R, Chicago, IL 60622, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - (\$10.00) - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof

Together with all and singular 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 the party of the first part, either in law or in 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 party of the second part, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 of Condominium, aforesaid, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 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 FOREVER DEFEND.

There were no tenants as this is new Construction.



Doc#: 0809857022 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/07/2008 10:53 AM Pg: 1 of 4

H

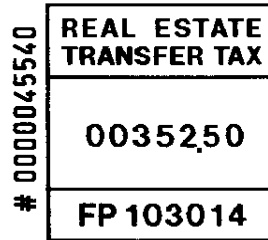
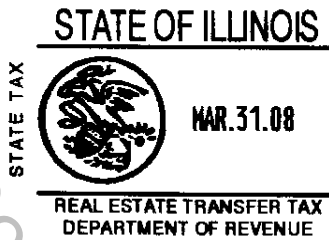
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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized Agent, the day and year first written above.

**LOACQ, L.L.C.**  
an Illinois limited liability company

By: [Signature]  
Name: Leigh Ballen  
Its Authorized Signatory

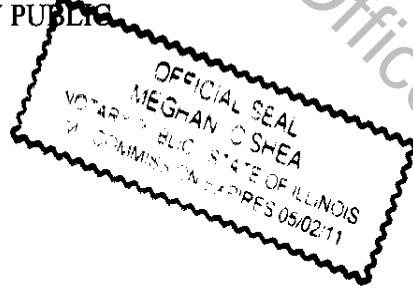
STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Leigh Ballen personally known to me to be the Vice President of LOACQ, L.L.C., an Illinois corporation, 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 in capacity, he signed and delivered the said instrument, pursuant to the authority given by the By-Laws of said corporation as his free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 27<sup>th</sup> day of March, 2008.

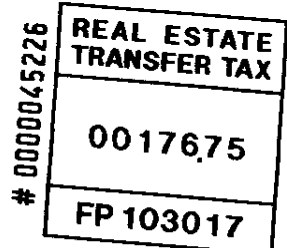
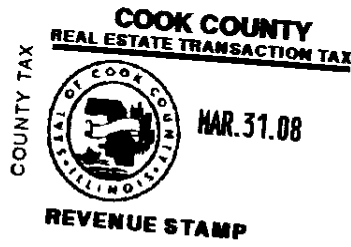
[Signature]  
NOTARY PUBLIC



This instrument was prepared by:  
Jason B. Erlich  
Khuever & Platt, L.L.C.  
65 E. Wacker Place, Suite 2300  
Chicago, Illinois 60601

Send Subsequent Tax Bills to:  
Megan Fath  
2545 S Dearborn #506  
Chicago IL 60616

After Recording Return to:  
Peter Marx  
7104 W Addison  
Chicago IL 60631



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*Exhibit 'A'*


ORDER NO.: 1301 - 004387938  
ESCROW NO.: 1301 - 004387938

**STREET ADDRESS:** 2545 SOUTH DEARBORN STREET UNIT 526  
**CITY:** CHICAGO      **ZIP CODE:** 60616      **COUNTY:** COOK  
**TAX NUMBER:** 17-28-237-028-0000

Property of Cook County Clerk's Office

**CITY OF CHICAGO**

CITY TAX



MAR. 31. 08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000004018

<b>REAL ESTATE TRANSFER TAX</b>
02663.00
FP 103018

**LEGAL DESCRIPTION:**

<sup>^ AND P-30</sup>  
UNITS 526 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS  
IN OPERA LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION  
RECORDED AS DOCUMENT NO. 0733815135, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION  
28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

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## Exhibit B

### Permitted Exceptions

1. General real estate taxes not yet due and payable and delinquent real estate taxes that Greater Illinois Title Insurance Company has insured over;
2. Special taxes or assessments and unconfirmed special assessments;
3. Easements, covenants, restrictions, ordinances, agreements, documents, conditions and building lines of record; including, without limitation, any agreement affecting the development or the construction of residential dwelling units in the Development;
4. Terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto;
5. Applicable zoning and building laws and ordinances;
6. Public and quasi-public utility easements, if any;
7. Purchaser's mortgage, if any;
8. Plats of dedication and plats of subdivision and covenants thereon;
9. Acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser;
10. Liens and other matters of title over which the Title Company is willing to insure without cost to Purchaser;
11. Encroachments, if any;
12. Installments due after the Closing for assessments established under the Declaration; and
13. Provisions of the Condominium Property Act of Illinois.