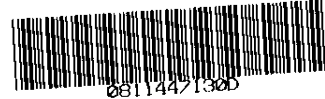


# UNOFFICIAL COPY

**SPECIAL  
WARRANTY DEED  
ILLINOIS STATUTORY**



Doc#: 0811447130 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/23/2008 03:05 PM Pg: 1 of 4

4389019 4/3

GIT (4/15)

THE GRANTOR, Hubbard Street Lofts LLC, an Illinois limited liability company, 2690 Edgewood Court, Riverwoods, Illinois 60015, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, Remised, Releases, Conveys and Confirms unto THE GRANTEE, KIM GORDON, of 126 E. Wing Street, #226, Arlington Heights, Illinois.

all right, title and interest of Grantor in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and made a part hereof.

See "Subject Only To" attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the Property in fee simple unto Grantee and its successors, heirs and assigns, forever;

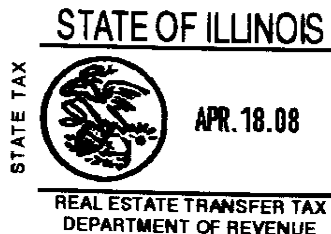
AND Grantor hereby covenants with Grantee and its successors, heirs and assigns, that Grantor hereby specially warrants the title to said Property and will defend the same against unlawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Permanent Real Estate Index Numbers: 17-08-248-008; 17-08-248-015 & 17-08-248-016  
Addresses of Real Estate: 1050 W. Hubbard Street, RU-2E & PU-13, Chicago, Illinois 60622

Dated this 14<sup>th</sup> day of April, 2008

Hubbard Street Lofts LLC, an Illinois limited liability company

By: Andrew Ruttenberg  
Andrew Ruttenberg, Its Manager



# 000045707	REAL ESTATE TRANSFER TAX
	0035000
	FP 103014

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GRANTOR ALSO HEREBY GRANTS TO THE 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 OF CONDOMINIUM, AFORESAID, AND GRANTOR 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.

THE 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.

THE TENANT OF THIS UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL; THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION.

STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK )

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Andrew Ruttenberg, Manager of Hubbard Street Lofts LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14<sup>th</sup> day of April, 2008



Melissa Flowers (Notary Public)

*Prepared By:* Daniel M. Loewenstein  
 Evans, Loewenstein, Shimanovsky & Moscardini, Ltd.  
 130 S. Jefferson Street, Suite 500  
 Chicago, Illinois 60661

*Mail to:*  
 Barbara Demos, Esq.  
 4746 North Milwaukee Ave.  
 Chicago, IL 60630

*Name & Address of Taxpayer:*  
 Kim Gordon  
 1050 W. Hubbard Street  
 Unit 2E  
 Chicago, IL 60622

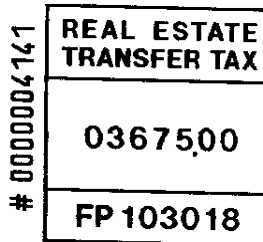
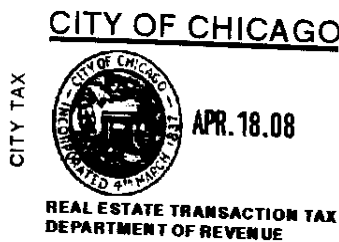
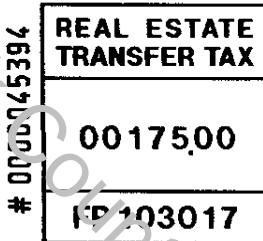
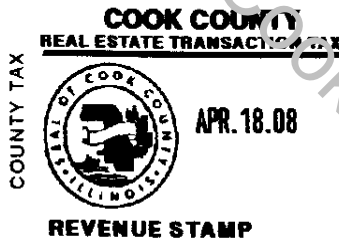
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## LEGAL DESCRIPTION

**RU-2E**

UNIT ~~2E~~ AND PU-13 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HUBBARD STREET LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0720615149, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1050 W. Hubbard Street, RU-2E & PU-13, Chicago, IL 60622  
PIN#: 17-08-248-008; 17-08-248-015 & 17-08-248-016



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**SUBJECT ONLY TO the following matters (the "Permitted Exceptions"):** (1) current non-delinquent real estate taxes and taxes for subsequent years; (2) other assessments or installments thereof not due and payable at the time of Closing (3) the Illinois Condominium Act "the Act"; (4) the Condominium Declaration; (5) public, private and utility easements which do not adversely affect Grantee's use of the Unit or Common Elements, (6) covenants, conditions and restrictions of record that do not interfere with Grantee's use of the Unit or the Common Elements; (7) applicable zoning, and building laws, ordinances and restrictions; (8) leases and licenses affecting the Common Elements; (9) acts done or suffered by the Grantee; (10) Grantee's mortgage, if any; and (11) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for roads and highways, if any.

Property of Cook County Clerk's Office