

RTC 69663 - 192
SPECIAL WARRANTY DEED



Doc#: 0813005232 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/09/2008 02:14 PM Pg: 1 of 4

This 6th day of May, 2008, Know All Men
By These Presents THE GRANTOR,
North LaSalle Building 1140, LLC, AN ILLINOIS
LIMITED LIABILITY COMPANY,
a 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 for and in consideration
of TEN (\$10.00) AND 00/100 DOLLARS,
and other good and valuable consideration in
hand paid, CONVEY and WARRANT to

Mary B. Ruppel and
Heidi M. Ruppel

As Joint Tenants and not as Tenants by the Entirety nor as Tenants in Common, the following
described Real Estate in County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED.

4c

Grantor also hereby grants to Grantee and Grantee's personal representatives, successors and
assigns, as rights and easements appurtenant to the Property, the rights and easements for the benefit of
the Property set forth in the Declaration and Grantor reserves the right to itself its successors and or
assigns, the rights and easements set forth in the 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, as well as Exhibit B, attached hereto.

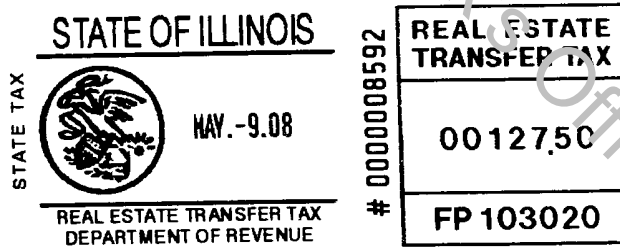
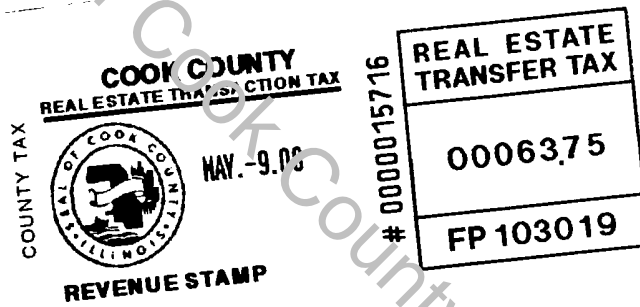
The tenant of unit 334 has waived or has failed to exercise the Right of First Refusal

TO HAVE AND TO HOLD the Property, together with all and singular the rights and
appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantee, its
successors, heirs, legal representatives administrators, and assigns, FOREVER and the Grantor hereby
does bind itself; its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular
the Property, together with all and singular the rights and appurtenances thereto in any wise belonging,
unto Grantee, its successors, legal representatives, and assigns, forever, against every person
whomsoever, lawfully claiming or to claim the same, or any part thereof; by, through or under Grantor,
but not otherwise, subject to the Permitted Encumbrances.


UNOFFICIAL COPY

EXHIBIT B

- (1) real estate taxes not yet due and payable;
- (2) special taxes or assessments for improvements not completed and other assessments or installments thereof not due and payable at the time of closing;
- (3) applicable zoning and building laws or ordinances;
- (4) encroachments, utility easements, covenants, conditions, restrictions, public and private easements, and agreements of record, provided none of the foregoing materially affect the use of the Premises as a residential condominium;
- (5) the Declaration and all amendments and exhibits thereto;
- (6) the provisions of the Act;
- (7) acts done or suffered by Buyer, or anyone claiming, by, through, or under Buyer;
- (8) liens, encumbrances and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage; and
- (9) the Buyer's mortgage and related security documents, if any



City of Chicago
Dept. of Revenue
551508
05/09/2008 09:54 Batch 07247 29



Real Estate
Transfer Stamp
\$1,338.75

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 6th day of May, 2008.

Permanent Real Estate Index Number(s):

Address: 1140 N. LaSalle, Unit 334, Chicago, Illinois

Dated this 6th Day of May, 2008.

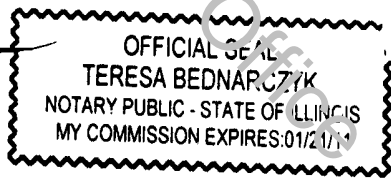
North LaSalle Building 1140, LLC,
an Illinois Limited Liability Company
By: 1140 Equity, LLC, a Delaware Limited Liability Company
Its: Manager
By: [Signature]
Title: A Manager

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, Paul Hardej, personally known to me to be a Manager of 1140 Equity, 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 Paul Hardej, he/she signed, and delivered the said instrument as President of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6th day of May, 2008.

[Signature]
Notary Public



Send Tax Bills to: MARY B. RUPPEL
901 WALTER DR.
NEW LENOX, IL 60451

Return Deed to: ROBIN P. JESK
15150 S. C. CARO
OAK FOREST, IL 60452

Prepared by: BERG & BERG ATTORNEYS AT LAW, 5215 Old Orchard Rd., Suite 150, Skokie, Illinois 60077

PROPERTY LEGAL DESCRIPTION:

UNOFFICIAL COPY

UNIT 334 IN THE FLATS ON LASALLE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOTS 16 TO 19 IN BLOCK 1 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 6 (EXCEPT THE NORTH 11 FEET THEREOF) IN HAGEMAN'S SUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF BLOCK 21, IN BUSHNELL'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 6 LYING EAST OF A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED AS DOCUMENT NUMBER 10786564) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2006 AS DOCUMENT NUMBER 0616034019, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER:

17-04-404-035-1080

Property of Cook County Clerk's Office