

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED  
BY:

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Attorney at Law  
2220 W. North Avenue  
Chicago, Illinois 60647



Doc#: 0814040030 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/19/2008 10:16 AM Pg: 1 of 4

STEWART FILE OF ILLINOIS  
2 N. LaSalle St.  
Suite 825  
Chicago, IL 60602  
312-849-4243

## SPECIAL WARRANTY DEED

stc 505422  
1 of 2


This Special Warranty Deed, made this 13<sup>th</sup> day of May, 2008, between 13th & State, L.L.C., a 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 ("Grantor"), Warren Barr ("Grantees"), WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, a Single Woman, and to Grantee's heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

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*See Exhibit A attached hereto.*

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 thereof, 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 HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and Grantee's heirs and assigns forever.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration of Condominium Ownership for Vision on State Condominium and Provisions Relating to Certain Non-Condominium Property ("Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declarations for the benefit of the remaining property described therein.

STATE TAX	STATE OF ILLINOIS	# 0000004249	REAL ESTATE TRANSFER TAX
	 MAY. 16. 08		0020625
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102804

File Number: TM264419

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## LEGAL DESCRIPTION

Units 1703/1705 together with its undivided percentage interest in the common elements in Vision on State Condominium, as delineated and defined in the Declaration recorded as document number 0716222081, as amended from time to time in the Northwest Fractional 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Commonly known as:** 1255 South State  
Condo 1703\*  
IL 60605

17-22-100-004

17-22-100-007

17-22-100-009

17-22-100-028

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.


GRANTOR:

13th & State, L.L.C., an Illinois limited liability company

By: *[Signature]*  
VP/CFO

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



MAY. 16.08

REVENUE STAMP

REAL ESTATE TRANSFER TAX


0020625

FP 102810

# 0000044723

STATE TAX

**STATE OF ILLINOIS**



MAY. 16.08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0020625

FP 102804

# 0000004250

STATE OF ILLINOIS )  
COUNTY OF Cook ) S.S.

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James Carroll, the VP of 13<sup>th</sup> & State, L.L.C., an Illinois limited liability company ("Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument, and, as such, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 13<sup>th</sup> day of May, 2008.



OFFICIAL SEAL  
DEBORAH J CAMFIELD  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 02/13/08

*[Signature]*  
Notary Public

MAIL TO:

Warren Barr  
2215 S. York Road #302  
Oak Brook, IL 60523


SEND SUBSEQUENT TAX BILLS TO:

Warren Barr  
(NAME)  
2215 S. York Road #302  
(ADDRESS)  
Oak Brook, IL 60525  
(CITY, STATE AND ZIP)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

CITY TAX

**CITY OF CHICAGO**



MAY. 16.08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX


0216575

FP 102807

# 0000025877

CITY TAX

**CITY OF CHICAGO**



MAY. 16.08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0216550

FP 102807

# 0000025876

# UNOFFICIAL COPY

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declarations the same as though the provisions of the Declarations were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

- (a) general real estate taxes not due and payable at the time of closing;
- (b) the Illinois Condominium Property Act;
- (c) the Plat and the Declaration, including all other amendments and exhibits thereto;
- (d) applicable zoning and building laws and ordinances and other ordinances of record;
- (e) encroachments, if any, which do not materially affect the use of the property as a residence;
- (f) leases and licenses affecting the Common Elements (as defined in the Declaration);
- (g) easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the property as a residence;
- (h) any construction easement agreement including all amendments and exhibits thereto;
- (i) acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (j) right of repurchase in favor of Grantor pursuant to paragraph 22 of the purchase agreement entered into between Grantor and Grantee, which right of repurchase expires one (1) year from the Closing Date (as defined in the purchase agreement).

Permanent Real Estate Index Number(s): 17-22-100-006-0000  
 17-22-100-007-0000  
 17-22-100-009-0000  
 17-22-100-028-0000

Address of real estate: 1255 South State Street, Units 1703 and 1705, Parking Units R229 & R227, Storage Units #207 & 209, Chicago, Illinois 60603