



Warranty Deed

ILLINOIS

Doc#: 0815005116 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/29/2008 11:40 AM Pg: 1 of 3

TICOR TITLE 638692

Oliver

Above Space for Recorder's Use Only

THE GRANTORS, Michael Chan and Oliver G. Hambuckers, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Jerry J. Massa and Lynda S. Massa, husband and wife, as tenants by the entirety, and not as joint tenants nor as tenants in common, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part here of), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) real estate taxes for the year 2008 and subsequent years; (2) encroachments, covenants, conditions, and restrictions of record; (3) public, private and utility easements; (4) the Declaration and other project documents, and any amendments and exhibits thereto; (5) the provisions of the Illinois Condominium Property Act; (6) Central Station Redevelopment Agreement and any amendments and exhibits thereto; (7) conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area; (8) the terms and conditions of the Special Service Area Ordinance; provided, however, that none of the foregoing covenants, restrictions, conditions or easements (i) prevent the use of premises as a single family condominium residence; (ii) is violated; or (iii) contain provisions for forfeiture or reversion of title upon breach of (iv) underlie the improvements.

Permanent Real Estate Index Number(s): 17-22-105-039-1062; 17-22-105-039-1291.

Addresses of Real Estate: 125 E. 13th Street, Unit 902, Chicago, IL 60605, GU-142.

The date of this deed of conveyance is May 09, 2008.

Michael Chan
(SEAL)
Mary F. R. Stone
Attorney in fact

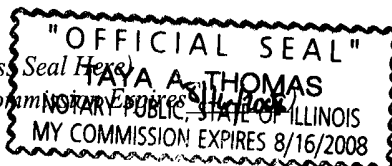
Oliver G. Hambuckers
(SEAL)
Mary F. R. Stone
Attorney in fact

(SEAL)

(SEAL)

Ticor Title Insurance

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(Impress Seal Here)
(My Commission Expires 8/16/2008)

Given under my hand and official seal May 09, 2008

Taya A. Thomas
Notary Public

UNOFFICIAL COPY

CITY TAX

CITY OF CHICAGO



MAY.27.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000007458

REAL ESTATE
TRANSFER TAX

04305.00

FP 102803

STATE TAX

STATE OF ILLINOIS



MAY.27.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000042566

REAL ESTATE
TRANSFER TAX

00410.00

FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY.26.08

REVENUE STAMP

0000042413

REAL ESTATE
TRANSFER TAX

00205.00

FP326707

Property of Cook County Clerk's Office

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000638692 CH
STREET ADDRESS: 125 E. 13TH ST. UNIT 902
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 17-22-105-039-1291 *17-22-105-039-1291*

LEGAL DESCRIPTION:

PARCEL 1: UNIT 902 AND PARKING UNIT GU-142 IN THE MUSEUM PARK LOFTS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF CERTAIN LOTS, BLOCKS, STREETS AND ALLEYS AND PART OF THE LANDS OF THE ILLINOIS CENTRAL RAILROAD COMPANY ALL IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SOUTH MICHIGAN AVENUE WITH THE SOUTH LINE OF ROOSEVELT ROAD AS DEDICATED PER DOCUMENT NUMBER 93954909: THENCE NORTH 89 DEGREES 55 MINUTES 25 SECONDS EAST ALONG SAID SOUTH LINE 324.58 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE AS DEDICATED PER DOCUMENT NUMBER 93954909: THENCE SOUTH 00 DEGREES 02 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, AFORESAID, 578.78 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ALSO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13TH STREET; THENCE SOUTH 89 DEGREES 58 MINUTES 42 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 13TH STREET, AFORESAID 177.42 FEET TO THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 03 MINUTES 35 SECONDS WEST, ALONG THE EAST LINE OF AN 18 FOOT PUBLIC ALLEY, AFORESAID, 134.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST 177.51 FEET TO THE WEST LINE OF SOUTH INDIANA AVENUE; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST ALONG THE WEST LINE OF SOUTH INDIANA AVENUE, 134.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY 13TH STREET LOFTS; LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0402718082, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 FOR CONSTRUCTION, MAINTENANCE AND REPAIR OF BALCONIES AS SET FORTH IN THE GRANT OF EASEMENT RECORDED SEPTEMBER 17, 2001 AS DOCUMENT 0010860394.

PARCEL 3: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-62, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0402718082.

*Mail to: Sofia Imami
 Erika Geller Nelson + Assoc
 20 N. Clark, 550
 Chicago, IL 60602
 & Prepared by*

*Mail taxbill:
 Jerry + Lynda Massa
 125 E. 13th St, 902
 Chicago, IL 60605*