UNOFFICIAL COPY

GI SPECIAL WARRANTY DEED

I THE GRANTOR, I 1 Morgan Group, Inc. I An Illinois Corporation. of the City of Chicago, County of Cook, I State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good I and valuable consideration in hand paid, I CONVEY(S) and WARRANT(S) to Shandra Leary and Daniel Leary, I the following described Real Estate situated I in the County of Cook in the State of Illinois, to wit: (LEGAL DESCRIPTION ATTACHED)



Doc#: 0815547048 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 06/03/2008 02:43 PM Pg: 1 of 4

The tenant of the unit either waived or failed to exercise the option to purchase the subject unit.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

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

General Taxes for 2007 and subsequent years.

Permanent Real Estate Index Number(s): 17-09-216-018-1009

Address of Real Estate: 225 West Huron, Unit 209, Chicago, IL 60610

Dated this $\frac{2}{2}$ day of $\frac{2008}{2}$.

Morgan Group Inc. an Illinois Corporation

John Mullen, President

CITY OF CHICAGO



REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

0236250

FP 103018

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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

the aforesigned President of Morgan Group, Inc. is 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 acknowledge 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 homestead.

Given under my hand and official seal, this 2/day of may 2008.

Commission expires 07/18, 2009. Much for Shaftar Notary Public

This instrument was prepared by Klise & Biel, 1478 W. Webster, Chicago, IL 60614.

Klise & Biel, Ital

1478 W. Webster

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

(Name)

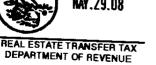
307 S. Wille St.

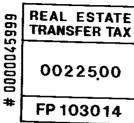
M. + Prospect IL 60056
(City, State and Zip)



STATE TAX

Mail To:





OFFICIAL SEAL
KARFIN LEE SHAUBAR
NOTARY PURING SIATE OF ILLINOIS
MY COMMISSION EXPIRES:07/18/09



REVENUE STAMP



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EXHIBIT "A"

THERE WAS NO TENANT IN THE UNIT PRIOR TO THIS CONVEYANCE AND NO NOTICE WAS THEREFORE REQUIRED TO BE GIVEN UNDER ANY APPLICABLE RULE, LAW OR ORDIANCE.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND FACEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DIED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS TROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH HEREIN.

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ORDER NO.: 1301 - 004389473

ESCROW NO.: 1301 . 004389473

1

STREET ADDRESS: 225 WEST HURON STREET #209

CITY: CHICAGO

ZIP CODE: 60610

COUNTY: COOK

TAX NUMBER: 17-09-216-001-0000

LEGAL DESCRIPTION:

UNIT 209 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HURON STREET LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0601832099, AND AS AMENDED FROM TIME TO TIME, IN NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.