

UNOFFICIAL COPY

Prepared by:

ERIKA L. KRUSE
ACOSTA, KRUSE & ZEMENIDES, LLC
6336 NORTH CICERO AVENUE, SUITE 202
CHICAGO, ILLINOIS 60646



Doc#: 0816233157 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/10/2008 01:15 PM Pg: 1 of 4

Mail to:

Pilsen Lofts, LLC
1250 North Paulina Unit 1S
Chicago, Illinois 60622

Send Subsequent Tax Bills to:

Pilsen Lofts, LLC
1250 North Paulina Unit 1S
Chicago, Illinois 60622

SPECIAL WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Corporation)

THE GRANTORS:

CHANTICO LOFTS 209, L.P., an Illinois limited partnership 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 and No/100 Dollars (\$10.00), other good and valuable consideration in hand paid, CONVEYS and WARRANTS to

PILSEN LOFTS, LLC, an Illinois 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

UNITS 209 AND P-42 IN THE CHANTICO LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE. LOTS 18 AND 19 IN SHIELDS SUBDIVISION AND LOTS 20 TO 24 IN RESUBDIVISION OF LOTS 20 TO 29, INCLUSIVE, IN SHIELD'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION AND ALLEYS SOUTH AND ADJOINING, OF THE NORTH ¼ OF THE SOUTH EAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0630517087 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject to: (1) general real estate taxes for 2008 and subsequent years, including taxes which may accrue by reason of new additional improvements; (2) special taxes or assessments for improvements not yet complete; (3) easements, covenants, restrictions, agreements, conditions and building liens of record and party wall rights; (4) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration, including all amendments and exhibits thereto; (5) provisions of the Condominium Property Act of Illinois; (6) applicable zoning and building laws and ordinances; (7) easements, roads and highways, if any; (8) recorded public utility easements, if any; (9) plats of dedication and plats of subdivision and covenants thereon; and (10) leases and licenses affecting the Common Elements (as defined in the Declaration).

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

Box 400-CTCC

8442705 02 02 1 AL
CW

166
3
8

UNOFFICIAL COPY

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. 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.

Permanent Real Estate Index Number(s): 17-20-402-038-1019, 17-20-402-038-1084
Address(es) of Real Estate: 1061 West 16th Street, Units 209 and P-42, Chicago, Illinois 60608
Dated this 29th day of May, 2008

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 29th day of May, 2008.

CHANTICO LOFTS 209, L.P.,
an Illinois limited partnership

By: Pilsen Lofts, LLC
Its: General Partner


By: Steven A. Lipe
Its: Manager

(CONTINUED)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
G.I., SEC. 200.1-2 (B-8) OR PARAGRAPH
G.I., SEC. 200.1-4 (B) OF THE CHICAGO
TRANSACTION TAX ORDINANCE.

5/29/2008
DATE


BUYER, SELLER OR REPRESENTATIVE

I HEREBY CERTIFY THAT NO TAX IS DUE ON THIS
TRANSACTION PURSUANT TO THE PROVISIONS OF
IL PUBLIC ACT 93-657
5/29/2008
DATE GRANTOR, GRANTEE OR REPRESENTATIVE

UNOFFICIAL COPY

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 STEVEN A. LIPE, Manager of PILSEN LOFTS, LLC, an Illinois limited liability company, the General Partner of CHANTICO LOFTS 209, L.P., personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said company, as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 29th day of May, 2008.

Commission expires 11/29/09

Patricia A. Butler

NOTARY PUBLIC



County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 29, 2008 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 29 day of May
2008

[Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 29, 2008 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 29 day of May
2008

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]