

# UNOFFICIAL COPY



Doc#: 0817135125 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/19/2008 01:56 PM Pg: 1 of 4

## SPECIAL WARRANTY DEED Statutory Illinois

Above Space for Recorder's use only

THE GRANTOR, **BOND/CG BUCKTOWN 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said company, GRANTS, BARGAINS, SELLS, REMISES, RELEASES AND CONVEYS to the GRANTEE(S) **BLASE J. PIGNOTTI AND JUDITH F. PIGNOTTI**, whose address is, **12815 Post Oak Road, St. Louis, MO 63131**, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

*as joint tenants with the right of survivorship*

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: Exceptions set forth on Exhibit "B" attached hereto and incorporated by this reference.

Permanent Real Estate Index Number: 14-31-422-039-1008(Unit)  
14-31-422-038-0000 (Parking)  
(affects underlying land and other property)

Address of Property: 1735 N. Paulina, Unit # 206, P-79, Chicago, IL 60622

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the revision or revisions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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, above described, with the appurtenances, unto the Grantee, forever. Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantees that it has not done, or suffered to be done, anything whereby the 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 to those exceptions set forth on Exhibit "B."

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Box 334

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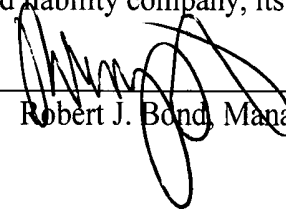
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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager, this 9 day of June, 2008.

## BOND/CG BUCKTOWN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By: Bond Capital Investors, LLC, a California limited liability company, its Managing Member

By: Bond Investment Company, LLC, a California limited liability company, its Manager

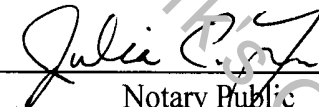
By:   
Robert J. Bond, Manager

Property of Cook County Clerk's Office

State of Illinois )  
                          ) ss.  
County of Cook )

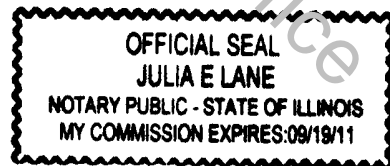
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Robert J. Bond, personally known to me to be the Manager of BOND INVESTMENT COMPANY, LLC, a California limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 9 day of June, 2008.

  
Notary Public

**Prepared By:**

Julia E. Lane  
Bond Companies  
350 W. Hubbard Street, Ste. 450  
Chicago, IL 60610



**Mail To:**

**Mail Tax Bill to:**

Judith Pignatti  
12815 Post Oak Rd  
St. Louis, Mo. 63131

Judith Pignatti  
12815 Post Oak Rd  
St. Louis, Mo. 63131

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EXHIBIT "A"


**LEGAL DESCRIPTION**


PARCEL 1: UNIT 206 and P-79 IN THE PAC LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS, PARTS OF LOTS AND PARTS OF VACATED ALLEYS IN DILLARDS RESUBDIVISION OF LOTS 70 TO 87, BOTH INCLUSIVE, AND LOTS 99 TO 116, BOTH INCLUSIVE IN KEENAN'S SUBDIVISION OF BLOCK 24 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH NON-EXCLUSIVE EASEMENT DATED JULY 14, 1994 AND RECORDED NOVEMBER 30, 1994 AS DOCUMENT NUMBER 04007955 FOR (1) INGRESS AND EGRESS, (2) MAINTENANCE, REPAIR AND REPLACEMENT OF ELECTRICAL CONDUIT WIRING, AND (3) DRAINAGE OVER THE VACATED PUBLIC ALLEY DESCRIBED THEREIN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0629915153, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-33A, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0629915153.

Property Address: 1735 N. Paulina, UNIT# 206, P-79 Chicago, Illinois 60622

Permanent Real Estate Index Number: 14-31-422-039-1008 (Unit)  
14-31-422-038-0000 (Parking)  
(affects underlying land and other property)

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX JUN. 17. 08	# 0000108980	REAL ESTATE TRANSFER TAX
			00177.50 FP 102802

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS JUN. 17. 08	# 0000001788	REAL ESTATE TRANSFER TAX
			00355.00 FP 102808

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO JUN. 17. 08	# 0000002792	REAL ESTATE TRANSFER TAX
			03727.50 FP 102805

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Exhibit 'B'

Subject to: (1) real estate taxes not yet due and payable; (2) public and utility easements; (3) applicable zoning and building laws or ordinances; (4) all rights, easements, restrictions, conditions and reservations contained in the Declaration; (5) provisions of the Act; (6) such other matters, as to which the Title Insurer commits to insure Buyer against loss or damage; (7) covenants, conditions, restrictions, permits, easements, encroachments and party wall rights and agreements of record which do not materially and adversely affect the use of the Premises as a condominium residence and (8) acts of Buyer.

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 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.

No prior tenant of the above described real estate had a right of first refusal.

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