

UNOFFICIAL COPY

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Cook County Recorder 25.00



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**SPECIAL
WARRANTY
DEED**

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The above space reserved for Recorder's use only.

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THIS INDENTURE, made this 30th day of October, 1998, between the **SEWING MACHINE EXCHANGE LOFTS, L.L.C.**, an Illinois Limited Liability Company, duly authorized to transact business in the State of Illinois, party of the first part, and **JAMES P. DAVOREN, JR.**, 10922 S. Campbell, Chicago, Illinois 60304, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, and to his heirs and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on 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 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 as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, their 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to those exceptions listed on Exhibit A attached hereto.

IN WITNESS WHEREOF, said, party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, the day and year first above written.

BOX 333-CTI

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

UNIT NO. 204 IN THE SEWING MACHINE EXCHANGE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF BLOCK 7 IN THE SUBDIVISION OF BLOCKS 6, 7, 8, 9, AND 10 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF BLOCK 2 IN WILLIAM JONES' ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 15, 1998 AS DOCUMENT NUMBER 98924311 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, AL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 16 AND BALCONY, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98924311.

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.

Subject to: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions agreements, conditions and building lines of record and party wall rights; (d) the Act; (e) the Plat; (f) terms of record, Homeowners declaration, if any, the Declaration, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, if any; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Chicago Title Insurance Company is willing to insure without cost to Purchaser.

COMMON ADDRESS: Unit 204, 1844 South Michigan Avenue
Chicago, Illinois 60616

P.I.N.: 17-22-306-027-0000; 17-22-306-028-0000 and 17-22-306-029-0000 (underlying)