

UNOFFICIAL COPY

Document Prepared By:

Steven J. Field
Field and Goldberg, L.L.C.
10 South LaSalle Street
Suite 2910
Chicago, IL 60603



Doc#: 0819933023 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/17/2008 08:50 AM Pg: 1 of 4

08/2
1/3

8441703

CTI-MOR-

After Recording Return To:

*Keevan D. Morgan, Esq.
900 W. Jackson Blvd.
Suite 4 East
Chicago, Illinois 60607*

Tax Bills Should Be Sent To:

*First Choice Bank
1900 W. State Street
Geneva, Illinois 60134*

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that MCZ/Centrum Adams, L.L.C., an Illinois limited liability company, ("Grantor") REMISES, RELEASES, ALIENS AND CONVEYS unto Rosanne*Ullman ("Grantee") his successors and assigns, whose address is 900 West Jackson Boulevard, #4East, Chicago, IL 60607, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, all the following described real estate situated in the County of Cook, State of Illinois known and described as follows, to wit:

*MARIE

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the Property to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by Grantor except as listed on Exhibit B attached hereto, and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other, except as aforesaid.

Grantor also hereby grants to the Grantee, his 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, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

4

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 10th day of July, 2008.

GRANTOR:

MCZ/Centrum Adams, L.L.C., an Illinois limited liability company

By: [Signature]
Name: Brian Niven
Its: Manager

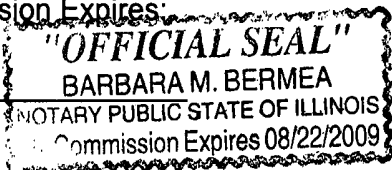
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Brian Niven, a Manager of **MCZ/Centrum Adams, L.L.C.**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

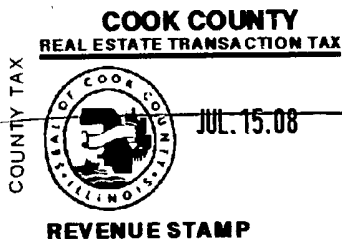
Given under my hand and notarial seal as of this 10th day of July, 2008.

[Signature]
Notary Public

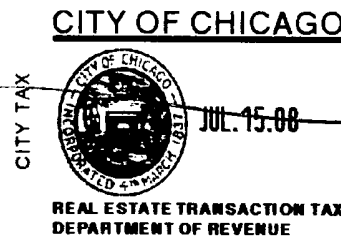
My Commission Expires:



REAL ESTATE TRANSFER TAX
0004850
FP 103024



REAL ESTATE TRANSFER TAX
0002425
FP 103022



REAL ESTATE TRANSFER TAX
0051450
FP 103023

UNOFFICIAL COPY

EXHIBIT A

Legal Description

PARKING SPACES P-070 AND P-071 IN NO. 10 LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 5 AND 6 IN THE ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO MAP RECORDED JULY 31, 1858 IN BOOK 143 OF MAPS, PAGE 85, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 60 FEET OF LOT 5 IN C. S. SHERMAN'S SUBDIVISION OF THE SOUTH 245 FEET OF THE EAST 189 FEET OF THE TWO TRACTS OF LAND KNOWN AS BLOCK 6 IN DUNCAN'S ADDITION TO CHICAGO AND BLOCK 13 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 7 IN THE SUBDIVISION OF LOT 7 AND 5 FEET EAST AND ADJOINING IN ASSESSOR'S DIVISION OF BLOCK 13 IN CANAL TRUSTEES SUBDIVISION, RECORDED AS DOCUMENT NUMBER 418347, AND ALL OF THE NORTH-SOUTH ALLEY LYING EAST OF AND ADJOINING SAID LOT 7 AND WEST OF THE WEST LINE OF LOT 5, EXTENDED SOUTH; ALSO THE TRIANGULAR PORTION OF SAID ALLEY AT THE NORTHWEST CORNER OF LOT 5 IN C. S. SHERMAN'S SUBDIVISION, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0605245107, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-17-211-048-1334 and -1335

Address of Real Estate: 1040 West Adams, Units P-070 and P-071
Chicago, IL 60607

UNOFFICIAL COPY

EXHIBIT B

Permitted Encumbrances

Covenants, conditions and restrictions of record; the Declaration of Condominium and all amendments; private, public and utility easements; roads and highways; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; applicable zoning, building and Condominium laws and ordinances; anything done by or through Buyer; encroachments, if any; party wall agreements, if any; and general real estate taxes for the years 2007 and 2008 and subsequent years which are not yet due and payable.

Property of Cook County Clerk's Office