

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (LLC to Individual)



Doc#: 0822704090 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/14/2008 01:33 PM Pg: 1 of 3

THIS AGREEMENT, made this 8<sup>th</sup> day of August, 2008 between 1454 S. MICHIGAN, LLC, a Delaware Limited Liability Company, as GRANTOR, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to do business in the State of Illinois and Stephen and Stephanie Oliver of 1442 Oakdale

ABOVE SPACE FOR RECORDER'S USE ONLY

Ave #2, Chicago, IL 60657 as GRANTEE(S), WITNESSETH that GRANTOR, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid by GRANTEE(S), the receipt whereof is acknowledged and pursuant to the authority given by Manager of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), not as tenants in common or joint tenants, but as TENANTS IN THE ENTIRETY, FOREVER, all of the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEL ATTACHED EXHIBIT A

STC 554026  
1012

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 thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant promise and agree, to and with the GRANTEE(S), 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 set forth below.

Permanent Real Estate Index Number(s): 17-22-107-037, 17-22-107-038, 17-22-107-039, 17-22-107-040, 17-22-107-041, 17-22-107-042, and 17-22-107-043

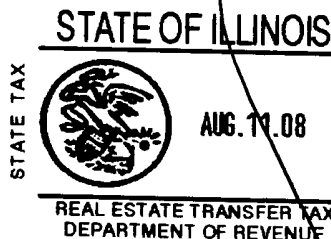
Address(es) of Real Estate: 1464 S. Michigan Ave, Dwelling Unit 2305 and Garage Unit(s) P-246 & P-247 and Storage Unit S-05

Seller shall convey or cause to be conveyed to Purchaser title to the Unit Ownership subject however to the general real estate taxes for the year 2007 and thereafter, and all instruments, covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations and easements of record, provisions of the Condominium Declaration and Party Wall Agreements

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Manager the day and year first above written.

*Bob*



REAL ESTATE TRANSFER TAX
0021425
# 0000005096
FP 102804

2 N. LaSalle Street  
Suite 825  
Chicago, IL 60602  
312-649-4246

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## EXHIBIT A

Dwelling Unit 2305 and Garage Units P-246 & P-247 in the 1464 South Michigan Avenue Condominium as delineated on the Plat of Survey of the following described real estate:

Together with the exclusive right to use of S-05, a Limited Common Element as delineated on the Plat of Survey

PARCEL 1: THE SOUTH 3.1 FEET OF LOT 23 (EXCEPT ALLEY) AND ALL OF LOT 24 (EXCEPT ALLEY) IN SPRING TRACT OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH 4.64 FEET OF LOT 1 (EXCEPT ALLEY) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 3 (EXCEPT THAT PORTION THEREOF TAKEN OR USED FOR AN ALLEY) IN COUNTY CLERK'S DIVISION OF LOTS 2 AND 3 IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OF SAID COUNTY CLERK'S DIVISION RECORDED APRIL 23, 1878, IN BOOK 13 OF PLATS, PAGE 78, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 1 (EXCEPT THE NORTH 4.64 FEET THEREOF) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO A STRIP OF LAND 8.94 FEET IN WIDTH LYING SOUTH OF AND ADJOINING LOT 1 OF THE SAME DEPTH AS LOT 1 (EXCEPT FROM EAST THOSE PARTS TAKEN AS ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE SOUTH 25 FEET OF LOT 1 (EXCEPT THE A PART TAKEN FOR AN ALLEY) IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, OTHERWISE BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING ON THE WEST LINE OF MICHIGAN AVENUE IN THE CITY OF CHICAGO, IN COOK COUNTY, ILLINOIS AT A POINT 772.7 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION; THENCE RUNNING WEST 181.9 FEET MORE OR LESS TO A POINT MIDWAY BETWEEN THE WEST LINE OF MICHIGAN AVENUE AND THE EAST LINE OF WABASH AVENUE; THENCE RUNNING SOUTH 25 FEET; THENCE EAST TO THE WEST LINE OF MICHIGAN AVENUE; THENCE NORTH ON SAID WEST LINE, 25 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART TAKEN FOR AND USED AS AN ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 5: LOT 2 (EXCEPT 9.7 FEET OFF THE WEST END THEREOF) IN COUNTY CLERK'S DIVISION OF LOTS 2 AND 3 IN BLOCK 19 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, 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 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document # 0803903091 and as amended from time to time, together with an undivided percentage interest in the common elements.

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**GRANTOR:** 1454 S. MICHIGAN, LLC, a Delaware limited Liability company

REAL ESTATE TRANSFER TAX
0021425
FP 102810


# 087700000

By: MK Manager Corp., an Illinois Corporation,  
its Manager

By: *F. Martin Paris*  
F. Martin Paris, Jr, its President

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

AUG. 11. 08



REVENUE STAMP

COOK COUNTY TAX

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HERBY CERTIFY that F. Martin Paris personally known to me to be the President of MK Manager Corp, an Illinois Corporation, the Manager of 1454 S. Michigan, LLC a Delaware 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 acknowledged that as such President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



under my hand and official seal, this 7<sup>th</sup> day of August, 2008

**OFFICIAL SEAL**  
**ELIZABETH C. PARIS**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 8-21-2008

*Elizabeth C. Paris*  
Notary Public

**MAIL RECORDED DEED TO:**  
William Hanley  
2000 N. Halsted  
Chicago IL 60614

**SEND SUBSEQUENT TAX BILLS TO:**  
Stephen & Stephanie Oliver  
1464 S. Michigan Ave #2305  
Chicago, IL 60605

REAL ESTATE TRANSFER TAX
0021425
FP 102804


# 000005995

**THIS INSTRUMENT PREPARED BY:**

Robert E. Molloy  
1525 W. Homer, Suite 401  
Chicago, Illinois 60622  
(773)278-4237

**STATE OF ILLINOIS**

AUG. 11. 08




STATE TAX

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

**CITY OF CHICAGO**

CITY TAX



AUG. 11. 08


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000026525

REAL ESTATE TRANSFER TAX
0224950
FP 102807

**CITY OF CHICAGO**

CITY TAX



AUG. 11. 08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000026526

REAL ESTATE TRANSFER TAX
0224975
FP 102807