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Doc#: 0824055022 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/27/2008 11:40 AM Pg: 1 of 3

SPECIAL WARRANTY DEED (Illinois)

Mail To:

Bonnie Martinez Keating
Attorney at Law
6230 North Leona Avenue
Chicago IL 60646

Name and Address of Taxpayer:

Andrew Fischhoff
Roseanne Fischhoff
520 S. State St., Unit 613
Chicago, IL 60605

The Grantor, Library Tower, L.L.C., an Illinois limited liability company, of the Village of Hoffman Estates, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does REMISE, RELEASE, ALIEN AND CONVEY to:

**Andrew Fischhoff and Roseanne Fischhoff
535 N. Michigan Avenue #2014
Chicago, IL 60611**

Grantees, not in Tenancy in Common, but in JOINT TENANCY, all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Together with all and singular the hereditaments and appurtenances thereto 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 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 not in tenancy in common, but in joint tenancy forever.

Subject only to: (i) the general printed exceptions contained in an owner's title insurance policy; (ii) covenants, conditions, agreements, restrictions, plats and easements of record; (iii) matters appearing on the plat or otherwise common to the community; (iv) roads and highways, if any; (v) general real estate taxes and special assessments which are not yet due; (vi) building set back lines and applicable zoning and building laws and ordinances; (vii) liens, encumbrances or other exceptions over which the Title Company is willing to insure without cost to Purchaser; (viii) acts committed by the Purchaser or judgments against purchaser or anyone claiming under Purchaser; (ix) unrecorded public utility easements, if any; (x) Purchaser's mortgage, if any; (xi) Declaration of Condominium Ownership for Library Tower Condominium and Provisions Relating to Certain Non-Condominium Property; and (xii) the Illinois Condominium Property Act.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it.

NAT 15820-08-02373

Property of Cook County Clerk's Office

3

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Permanent Real Estate Index Number (s): 17-16-247-038 (see attached Exhibit A)
Address of Real Estate: 520 S. State St., Unit 613
Chicago, IL 60605

DATED this 28th day of July, 2008.

Library Tower, L.L.C., an Illinois limited liability company

By: Lennar Chicago, Inc., an Illinois corporation,
its Managing Member

By: 
Melissa Mini
Authorized Agent

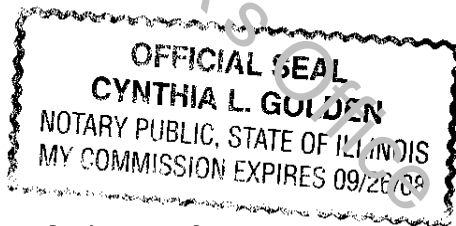
City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
559094 \$3,234.00
07/31/2008 11:31 Batch 10243 67

State of Illinois)
) ss
County of Cook)

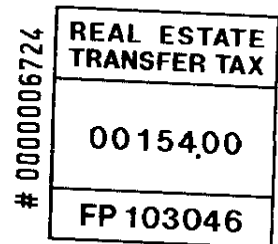
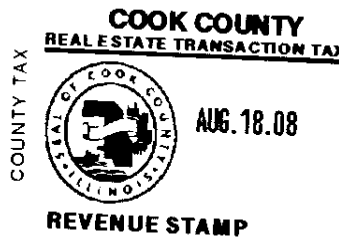
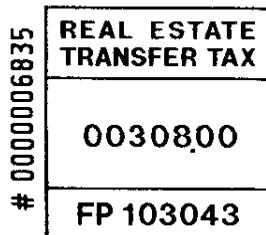
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Melissa Mini, personally known to me to be an Authorized Agent for Lennar Chicago, Inc., an Illinois corporation, which is the Managing Member of Library Tower, L.L.C., an Illinois limited liability company ("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, as an Authorized Agent signed and delivered the foregoing instrument, as their free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand official seal this 28th day of July, 2008.


Notary Public



This instrument was prepared by Melissa Mini authorized agent for Lennar Chicago, Inc., 2300 N. Barrington Road, Suite 700, Hoffman Estates, IL 60169-2082



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15820-08-02373

~~XXX~~ Exhibit A

Property Address: 520 S. STATE STREET, UNIT #613
CHICAGO, IL 60605

Parcel I.D :	17-16-247-038	17-16-247-039
	17-16-247-040	17-16-247-041
	17-16-247-042	17-16-247-051
	17-16-247-065	

PARCEL 1:

DWELLING UNIT 613 IN LIBRARY TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR LIBRARY TOWER CONDOMINIUM, RECORDED MAY 8, 2008 IN COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0812949046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE RIGHT TO THE USE OF GARAGE SPACE 309, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

Property of Cook County Clerk's Office