

# UNOFFICIAL COPY



0824134026

## SPECIAL WARRANTY DEED

### After Recording, Mail to:

Myriam Kaplan Benhamou  
Barack, Ferrazzano, Kirschbaum  
Perlman & Nagelberg LLP  
200 W. Madison St., Suite 3900  
Chicago, IL 60606

Doc#: 0824134026 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/28/2008 09:37 AM Pg: 1 of 2

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CST 082471

**THIS DEED OF CONVEYANCE**, is made as of August 22, 2008 between **216 S. Jefferson, LLC, an Illinois Limited Liability Company ("Grantor")**, having an address of 216 S. Jefferson St., Unit LL-1, Chicago, IL 60661 and **Kruse Asset Management, LLC, an Illinois Limited Liability Company (the "Grantee")**, having an address of 2717 Lehman Ct., Unit #5, Chicago, IL 60614.

→ Delaware

**WITNESSETH**, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantee, and to its respective successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

**PARCEL 1: UNIT 302 IN THE 216 S. JEFFERSON OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 9 AND 10 AND THE SOUTH 1/2 OF LOT 8 IN MAGIE AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE BLOCK 27 IN SCHOOL SECTIONS ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 10, 2007 AS DOCUMENT NUMBER 0734415001 AND ANY AMENDMENTS THERETO.**

**Permanent Index Number: 17-16-111-021 (affects underlying land)**  
**Address: Unit #302 at 216 S. Jefferson St., Chicago, IL 60661**

Grantor also grants to 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 any amendments thereto, recorded in the office of the recorder of deeds, 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 and amendments thereto the same as

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though the provisions of said declaration were recited and stipulated at length herein.

TO HAVE AND TO HOLD the real estate, with the appurtenances, unto the Grantee, its successors and assigns forever subject to: (1) general real estate taxes for 2008 and subsequent years; (2) intentionally deleted; (3) the Condominium Act and the Condominium Documents including all amendments and exhibits thereto; (4) applicable zoning and building laws and other ordinances of record; (5) de minimus encroachments over the common areas, if any; (6) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (7) utility easements, if any, whether recorded or unrecorded that do not materially interfere with Purchaser's intended use or quiet enjoyment of the Unit; (8) leases and licenses affecting the Common Elements that do not diminish Purchaser's percentage interest in the Common Elements; (9) covenants, conditions, restrictions, easements and agreements of record including limitations on the permitted use and alteration of the Units as set forth in the Declaration; and (10) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser.

Grantor hereby certifies that the time within which to exercise the right of first refusal to purchase the Unit by Existing Tenant has expired and Tenant has no further right of first refusal. GRANTOR CERTIFIES THAT THIS IS NOT HOMESTEAD PROPERTY.

**IN WITNESS WHEREOF**, Grantor has hereto caused the foregoing Special Warranty Deed to be signed and delivered as of the day and year first above written.

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
561470 \$3,234.00  
08/28/2008 08:44 Batch 09452 28



216 S. Jefferson, LLC an Illinois Limited Liability Company:

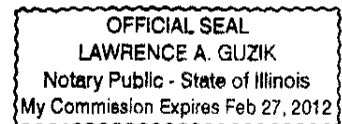
By: Shawn Clark  
Title: Manager

State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Shawn Clark, 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 he signed, sealed and delivered the said instrument as [his own free and voluntary act as Manager of 216 S. Jefferson, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 21<sup>ST</sup> day of August, 2008.

Lawrence A. Guzik  
Notary Public



This document prepared by:  
Lawrence A. Guzik, Esq.  
Attorney at Law  
22285 Pepper Rd., Suite 308  
Barrington, IL 60010

Mail subsequent tax bills to:  
Kruse Asset Management, LLC  
216 S. Jefferson St., Unit 302  
Chicago, IL 60661  
Attn: Manager

