

# UNOFFICIAL COPY



Doc#: 0825449061 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/10/2008 03:14 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED (Illinois)

### Mail To:

Law Offices of  
Frank J. Zangara, LTD.  
930 East Northwest Highway  
Mount Prospect, IL 60056

### Name and Address of Taxpayer:

Shijo Mullappallil  
520 S. State St., Unit 915  
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:

J.  
Shijo Mullappallil  
2695 Briarwood Lane  
Glenview, IL 60025

Grantee, as sole owner, 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 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

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WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it.

Permanent Real Estate Index Number (s): 17-16-247-038 (see attached Exhibit A)  
Address of Real Estate: 520 S. State St., Unit 915  
Chicago, IL 60605


DATED this 29th day of August, 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

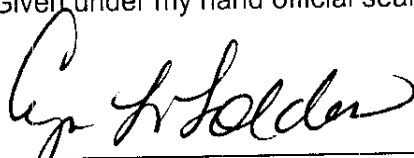
City of Chicago  
Dept. of Revenue  
561672  
08/29/2008 13:54 Batch 02508 15

 Real Estate  
Transfer Stamp  
\$3,129.00

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 29th day of August, 2008.

  
Notary Public

**OFFICIAL SEAL**  
**CYNTHIA L. GOLDEN**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 09/26/08

This instrument was prepared by Melissa Mini authorized agent for Lennar Chicago, Inc.,  
2300 N. Barrington Road, Suite 600, Hoffman Estates, IL 60169-2082

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:


DWELLING UNIT 915 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 729, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

### Permanent Real Estate Index Numbers:

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

STATE TAX	STATE OF ILLINOIS	# 0000006926	REAL ESTATE TRANSFER TAX
	 SEP.-4.08		00298.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103043

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000006815	REAL ESTATE TRANSFER TAX
	 SEP.-4.08		00149.00
	REVENUE STAMP		FP 103046