

# UNOFFICIAL COPY



Chicago Title Insurance Company

**SPECIAL WARRANTY DEED**  
(Corporation to Individual)

0805-32353

**PRAIRIE TITLE**  
6821 W. NORTH AVE.  
OAK PARK, IL 60302



Doc#: 0825454034 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/10/2008 02:30 PM Pg: 1 of 3

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**THIS INDENTURE**, made this <sup>28<sup>th</sup></sup> day of *July* 2008 between 1927 NORTH MILWAUKEE AVENUE, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and MATT KOTHEIMER and MICHELLE COIT, as joint tenants

**(GRANTEE'S ADDRESS)** 1248 W. Diversey, #3, Chicago, IL 60614

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars and no/100 cents (\$10.00) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said limited liability company, by these presents does **REMISE, RELEASE ALIEN AND CONVEY** unto said party of the second part, and to their heirs and assigns, **FOREVER**, all of the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof

**SUBJECT TO:** general real estate taxes not due and payable at the time of closing; the Illinois Condominium Property Act; condominium documents of record, including all amendments and exhibits thereof; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; utilities easements, if any, whether recorded or unrecorded; covenants, conditions, restrictions, and easements of record; streets and highways, drainage ditches, feeders, laterals and drain title, pipe or other conduit.

Permanent Real Estate Index Number(s): 14-31-300-034-0000

Address(es) of Real Estate: Unit 303, 1927 N. Milwaukee Ave., Chicago, Illinois 60647

Together with all the singular and hereditaments and appurtenances thereunto belonging or in any ways 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 the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

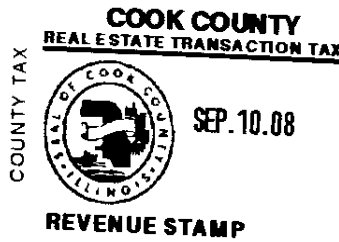
And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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 FOREVER DEFEND**.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Membersthis 28 day of July, 2008.

1927 NORTH MILWAUKEE AVENUE, LLC, an Illinois Limited Liability Company

By [Signature]  
 KATHLEEN C. CHAVEZ  
 By [Signature]  
 KEVIN CAGNEY  
 By [Signature]  
 JEFFREY FUNKE  
 By [Signature]  
 JAMES FEEHAN



REAL ESTATE TRANSFER TAX
00157.50
FP 103045

# 000005389

STATE OF ILLINOIS COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that KATHLEEN C. CHAVEZ, KEVIN CAGNEY, JEFFREY FUNKE and JAMES FEEHAN personally known to me to be the Members of the 1927 NORTH MILWAUKEE AVENUE, LLC, an Illinois Limited Liability Company, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such KATHLEEN C. CHAVEZ, KEVIN CAGNEY, JEFFREY FUNKE and JAMES FEEHAN signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto pursuant to authority given by the Board of Directors of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

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

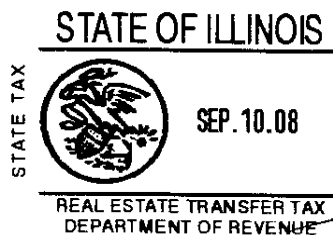
[Signature] (Notary Public)  
 OFFICIAL SEAL  
 JUDITH A. SECHERS  
 NOTARY PUBLIC - STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 06/18/11

**Prepared By:** Lisa A. Marino, Attorney  
 Marino & Assoc., P.C.  
 3310 N. Harlem Ave.  
 Chicago, Illinois 60634

City of Chicago Real Estate  
 Dept. of Revenue Transfer Stamp  
 561406 \$3,307.50  
 08/27/2008 10:55 Batch 06240 6

**Mail To:**  
 John N. Farrell, Esq.  
 Farrell, Tracy, Farrell  
 10610 S. Cicero Ave.  
 Oak Lawn, IL 60453

**Name & Address of Taxpayer:**  
 Matt Kotheimer and Michelle Coit  
 Unit 303, 1927 N. Milwaukee Ave.  
 Chicago, IL 60647



REAL ESTATE TRANSFER TAX
00315.00
FP 103050

# 000005501



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A POLICY ISSUING AGENT OF  
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 0805-32353

**SCHEDULE A**  
(continued)

**LEGAL DESCRIPTION**

PARCEL 1:

UNIT 303 IN THE BAER LOFTS IN BUCKTOWN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOTS 9 AND 10 IN BLOCK 5 IN PIERCE'S ADDITION TO HOLSTEIN IN THE NORTH ½ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 20, 2008 AS DOCUMENT NUMBER 0814116031, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-3 AND PARKING SPACE P-7, LIMITED COMMON ELEMENTS, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED MAY 20, 2008 AS DOCUMENT NUMBER 0814116031.

PERMANENT INDEX NUMBER: 14-31-300-034-0000 (AFFECTS THE UNDERLYING LAND)

COMMONLY KNOWN AS 1927 N. MILWAUKEE AVE., UNIT 303, CHICAGO, IL 60647

GRANTOR ALSO HEREBY GRANTS TO THE 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 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 THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.