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0830518002

SPECIAL WARRANTY DEED

Doc#: 0830518002 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2008 09:51 AM Pg: 1 of 2

After Recording, Mail to:

Ms. Hollace C. Murphy
Deutsch, Levy & Engel, Chartered
225 W. Washington, Suite 1700
Chicago, IL 60606

This space is for **RECORDER'S USE ONLY**

①
COT 0821908

THIS DEED OF CONVEYANCE, is made as of October 24, 2008 between **216 S. Jefferson, LLC, an Illinois Limited Liability Company ("Grantor")**, having an address of 216 S. Jefferson St., Suite LL-1, Chicago, IL 60661 and **Local 110 I.A.T.S.E. Condominium, LLC, an Illinois Limited Liability Company (the "Grantee")**, having an address of 230 W. Monroe St., Suite 2511, Chicago, IL 60606.

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 hereby 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 NO. 203 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 ½ OF LOT 8 IN MAGIE AND MERRILL'S SUBDIVISION OF THE EAST ½ OF THE BLOCK 27 IN SCHOOL SECTIONS ADDITION TO CHICAGO IN THE NORTHWEST ¼ 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.

Permanent Index Number: 17-16-111-021 (affects underlying land)
Address: Unit #203 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, 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 the same as though the provisions of said declaration were recited and stipulated at length herein.

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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) party wall rights affecting the underlying land; (3) the Illinois Condominium Property Act and the Declaration of Condominium recorded December 10, 2007 as document number 0734415001 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; (8) leases and licenses affecting 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) that certain Lease between 216 S. Jefferson, LLC ("Landlord") as successor in interest to Chicago Jefferson Partners and ANI International, Inc. for Unit 203 (the "Premises") at 216 S. Jefferson St., Chicago, IL 60661.

The Grantor hereby certifies that the existing tenant has previously waived its right of first refusal to purchase the Unit as provided by law. GRANTOR HEREBY 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
 Dept. of Revenue
 566238
 10/31/2008 08:57 Batch 11825 3



Real Estate
 Transfer Stamp
 \$3,307.50

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

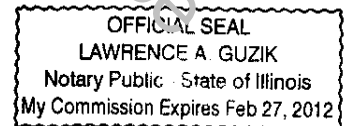
By: Shawn Clark
 Title: Manager

State of Illinois)
) ss.
 County of Cook)

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 24th day of October, 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:

Local 110 I.A.T.S.E. Building Corporation
 230 W. Monroe St., Suite 2511
 Chicago, IL 60606

STATE OF ILLINOIS



OCT. 31.08

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

# 0000036637	REAL ESTATE TRANSFER TAX
	00315.00
	FP 103037

COOK COUNTY
 REAL ESTATE TRANSACTION TAX



OCT. 31.08

REVENUE STAMP

# 000048912	REAL ESTATE TRANSFER TAX
	00157.50
	FP 103042