

UNOFFICIAL COPY



Doc#: 0833941059 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/04/2008 12:46 PM Pg: 1 of 3

10780731 MW/MTC/192
SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
(LLC TO INDIVIDUAL)

13

M.G.R. TITLE

THE GRANTOR, GREEK TOWN RESIDENTIAL PARTNERS LLC, a limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS, WITH COVENANT OF SPECIAL WARRANTY to

GALAXY ENVIRONMENTAL, INC., AN ILLINOIS CORPORATION
of CHICAGO, ILLINOIS

the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 1103A + P-139
123-125 SOUTH GREEN STREET
CHICAGO, ILLINOIS 60607

Permanent Real Estate Index Numbers: 17-17-215-001; 17-17-215-002; 17-17-215-021;
and 17-17-215-022

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Managers this 2nd day of December, 2008.

GREEK TOWN RESIDENTIAL PARTNERS LLC,
an Illinois limited liability company

BY: SENCO PROPERTIES, INC., Manager BY: THE HARLEM IRVING COMPANIES,
INC., Manager

BY: [Signature]
William Senne, President

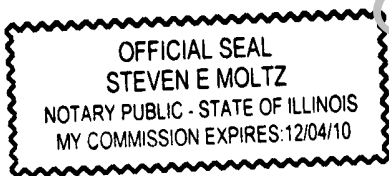
BY: [Signature]
Donald W. Bailey, Senior Vice-President

UNOFFICIAL COPY

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 WILLIAM M. SENNE, President of SENCO PROPERTIES, INC. and DONALD W. BAILEY, Senior Vice-President of THE HARLEM IRVING COMPANIES, INC., as President and Vice-President of the Managers of GREEK TOWN RESIDENTIAL PARTNERS LLC, an Illinois limited liability company, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Senior Vice-President of the Managers of GREEK TOWN RESIDENTIAL PARTNERS LLC, an Illinois limited liability company, appeared before me this day in person and acknowledged that they signed and delivered the same instrument as their own free and voluntary act and as the free and voluntary act of said Illinois limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 2nd day of December, 2008



[Signature]

NOTARY PUBLIC

Prepared By:
Marc E. Bouchard
LAW OFFICES OF PALMISANO & LOVETRAN
19 South LaSalle Street, Suite 900
Chicago, Illinois 60603


Mail To:
Law Office of John P Sugrue
5638 N Artesian
Chicago, IL 60659-5136

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
568440 \$5,481.00
12/03/2008 10:22 Batch 07277 46



Name and Address of Taxpayer:
Galaxy Environmental, Inc.
123 S. Green Street
Unit 1103A
Chicago, Illinois 60607

STATE OF ILLINOIS


STATE TAX  DEC.-3.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000037764

REAL ESTATE TRANSFER TAX
0052200
FP 103037

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX  DEC.-3.00


REAL ESTATE TRANSFER TAX

0000050038

REAL ESTATE TRANSFER TAX
0000150
FP 103042

REVENUE STAMP

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX  DEC.-3.08

REAL ESTATE TRANSFER TAX

0000050039

REAL ESTATE TRANSFER TAX
0025950
FP 103042

REVENUE STAMP

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT(S) **1103A AND P-139** IN THE EMERALD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 10, 11, 12, 13, 14, 15 AND 16 IN BLOCK 10 IN DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0812116028, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

ADDRESS: 123-125 SOUTH GREEN ST., UNIT(S) **1103A**, CHICAGO, IL 60607

P.I.N: **17-17-215-001; 17-17-215-002; 17-17-215-021; and 17-17-215-022**

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium Recorded April 30, 2008 as Document No. 0812116028 including all amendments and exhibits thereto, the same as though the provisions of said declaration were recited and stipulated at length herein, (Purchaser acknowledges that the Declaration provides that certain Units within the Condominium have been designated Commercial Units, and that the permitted uses for said Units provided for therein shall include commercial activities); (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements whether recorded or unrecorded; (h) terms and provisions contained in the Water and Sewer Covenant made with the City of Chicago recorded March 9, 2007 as Document No. 0706860007; (i) terms and conditions contained in the Easement Agreement by and between Greek Town Retail Partners LLC and Greek Town Residential Partners LLC relating to Drainage Easement and Maintenance Agreement recorded June 27, 2007 as Document No. 0717831072 ; (j) Terms of the Easement Agreement made with Comcast of Florida/Illinois/Michigan, Inc. recorded January 15, 2008 as Document No. 0801526021; (k) liens and other matters of title over which the title insurer is willing to insure over without cost to Purchaser.

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, 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.