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SPECIAL WARRANTY DEED Statutory (Illinois)

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Doc#: 0903045087 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/30/2009 11:19 AM Pg: 1 of 4

4393065 1/30/09

Above Space for Recorder's use only

THIS AGREEMENT, made this 22nd day of January, 2009, between Rogers Lofts LLC, an Illinois limited liability company, party of the first part, and 7377 North Rogers Condominiums, an Illinois not for profit corporation, 7377 N. Rogers, Chicago, IL 60626, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten and 00/100 (\$10.00) Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto 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 the 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 TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Numbers: 11-30-420-073-1017, 11-30-420-073-1021 and 11-30-420-073-1022

Address of real estate: 7377 N. Rogers, Units PS-1, PS-5 and PS-6, Chicago, IL 60626

In Witness Whereof, said party of the first part has caused this instrument to be executed and delivered by its duly authorized officer, as of the day and year first above written.

ROGERS LOFTS LLC

By: _____

Stuart Miller Manager

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stuart Miller, Manager of Rogers Lofts LLC, 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 severally acknowledged that as Manager, he signed and delivered the said instrument pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of January, 2009.

Commission expires August 9, 2010



Kristin L. Mills
NOTARY PUBLIC

This document is exempt from real estate transfer taxes under 35 ILCS 305/4(e).

Dated: 1-22-09

Krist L Mills, Agent.

THIS INSTRUMENT PREPARED BY:

David H. Sachs, Esq.
Aronberg Goldgehn Davis & Garmisa
330 N. Wabash, Suite 1700
Chicago, IL 60611

AFTER RECORDING MAIL TO:

David Rudolph, Esq.
111 W. Washington, Suite 823
Chicago, IL 60602

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:

7377 North Rogers Condominiums
c/o Fox Management Group
P.O. Box 577
Highland Park, IL 60035

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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LEGAL DESCRIPTION

UNITS PS-1, PS-5 AND PS-6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7377 NORTH ROGERS CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0623731084, IN THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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.

There are no tenants as this is new construction.

CLERK OF COOK COUNTY Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

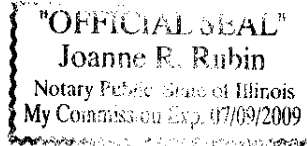
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 1-28-09

Signature *Krista L. Miller*
Grantor or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 28 DAY
OF January, 2009

Joanne R. Rubin
NOTARY PUBLIC



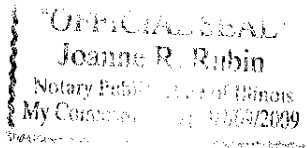
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 1-28-09

Signature *Krista L. Miller*
Grantee or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 28 DAY
OF January, 2009

Joanne R. Rubin
NOTARY PUBLIC



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)