

UNOFFICIAL COPY

4366568(1/2)
SPECIAL

3-6
GIT WARRANTY
DEED

THIS INDENTURE, is executed and delivered as of March 5, 2009 between LOACQ, L.L.C., 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, whose business address is 3740 W. North Avenue, Chicago, IL 60647, party of the first part, and



Doc#: 0907647008 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/17/2009 08:49 AM Pg: 1 of 4

Jonathan Fine, residing at 550 W. Harrison, #553, Chicago, IL ~~60647~~ party of the second part.
60607

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - - (\$10.00) - - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described land, situated 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: See Exhibit B attached hereto and made a part hereof

Together with all and singular 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 the party of the first part, either in law or in 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 heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 party of the first part 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.

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 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 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 FOREVER DEFEND.

There were no tenants as this is new Construction.

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized Agent, the day and year first written above.

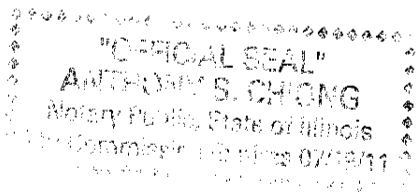
LOACQ, L.L.C.
an Illinois limited liability company

By: [Signature]
Name: Leigh J. Ballen
Its Authorized Signatory

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 Leigh Ballen personally known to me to be the Manager of LOACQ, L.L.C., an Illinois limited liability 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 acknowledged that in capacity, he signed and delivered the said instrument, pursuant to the authority given by the Operating Agreement of said company as his free and voluntary act, and as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of MARCH, 2009.



[Signature]
NOTARY PUBLIC

This instrument was prepared by:
Jason B. Erlich
Kluever & Platt, L.L.C.
65 E. Wacker Place, Suite 2300
Chicago, Illinois 60601

Send Subsequent Tax Bills to:
Jonathan Fine
2545 S. Dearborn, Unit 705
CHICAGO, IL 60616
After Recording Return to:
Steve Witt
303 W. Madison, #1800
Chicago, IL 60606

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Exhibit A – Legal Description

UNIT 705 AND PARKING SPACE(S) P-9 IN THE OPERA LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THAT PART OF LOTS 25 TO 38, BOTH INCLUSIVE, AND LOT 39 (EXCEPT THAT PART OF SAID LOT 39 LYING NORTHERLY OF A STRAIGHT LINE DRAWN FROM A POINT IN THE EAST LINE OF LOT 39, 19.33 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 39 TO A POINT IN SAID LOT 39, 50.33 FEET WEST OF THE EAST LINE OF SAID LOT 39 AND 19.33 FEET NORTH OF THE SOUTH LINE OF SAID LOT 39; THENCE WESTERLY ALONG A STRAIGHT LINE TO A POINT IN THE WEST LINE OF SAID LOT 39, 17 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 39, ALL IN BLOCK 1 IN G.W. GERRISH'S SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: THAT PART LYING BELOW A CEILING ELEVATION OF 30.96 FEET, CCD, (EXCEPTING THEREFROM THAT PART DEPICTED AS "PROPOSED FUTURE PARKING AREA" ON THE FOLLOWING PAGE 2 AND PAGE 3 OF THIS EXHIBIT "B"); ALSO, (EXCEPT THAT PART DEPICTED AS "PROPOSED FUTURE CONDOMINIUM AREA" ON THE FOLLOWING PAGE 4 AND PAGE 5 OF THIS EXHIBIT "B") ALL THAT PART OF SAID TRACT LYING ABOVE A FLOOR ELEVATION OF 33.97 FEET, CCD AND BELOW A CEILING ELEVATION OF 70.57 FEET, CCD (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT, 218.82 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE N 89°47'41" W, 53.16 FEET; THENCE N 0°12'19" E, 1.54 FEET; THENCE N 89°47'41" W, 19.65 FEET; THENCE S 0°12'19" W, 3.0 FEET; THENCE N 89°47'41" W, 32.22 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 217.27 FEET SOUTH OF THE NORTHWEST CORNER THEREOF); ALSO ALL THAT PART OF SAID TRACT LYING ABOVE A FLOOR ELEVATION OF 70.57 FEET, CCD, (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT, 202.41 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE N 89°47'41" W, 17.87 FEET THENCE S 0°12'19" W, 15.76 FEET; THENCE N 89°47'41" W, 50.03 FEET; THENCE N 0°12'19" E, 15.76 FEET; THENCE N 89°47'41" W, 16.25 FEET; THENCE N 0°12'19" E, 16.36 FEET; THENCE N 89°47'41" W, 21.32 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 182.97 FEET SOUTH OF THE NORTHWEST CORNER THEREOF), ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED DECEMBER 4, 2007 AS DOCUMENT 0733815135 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 2545 S. Dearborn Street, Unit 705 and Parking Space P-9, Chicago, Illinois 60616

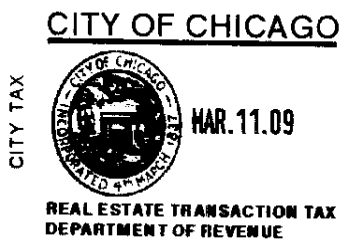
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Exhibit B

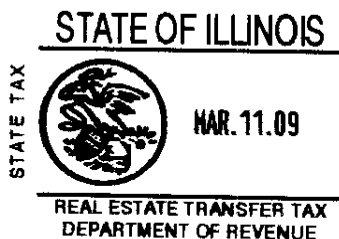
Permitted Exceptions

1. General real estate taxes not yet due and payable and delinquent real estate taxes that Greater Illinois Title Insurance Company has insured over;
2. Special taxes or assessments and unconfirmed special assessments;
3. Easements, covenants, restrictions, ordinances, agreements, documents, conditions and building lines of record; including, without limitation, any agreement affecting the development or the construction of residential dwelling units in the Development;
4. Terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto;
5. Applicable zoning and building laws and ordinances;
6. Public and quasi-public utility easements, if any;
7. Purchaser's mortgage, if any;
8. Plats of dedication and plats of subdivision and covenants thereon;
9. Acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser;
10. Liens and other matters of title over which the Title Company is willing to insure without cost to Purchaser;
11. Encroachments, if any;
12. Installments due after the Closing for assessments established under the Declaration; and
13. Provisions of the Condominium Property Act of Illinois.



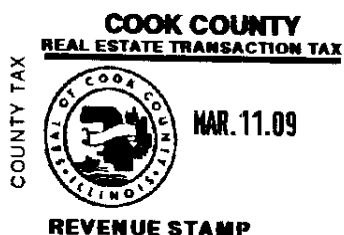
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REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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FP 103014



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REAL ESTATE TRANSFER TAX
00178.00
FP 103017