

# UNOFFICIAL COPY



Doc#: 0909811005 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/08/2009 09:15 AM Pg: 1 of 4

01080107kn l/fz nwt

Property of Cook County Clerk's Office

## THE RESIDENCES AT THE JOFFREY TOWER CONDOMINIUM WARRANTY DEED

This Warranty Deed is made this 23rd day of March, 2009, between SMITHFIELD PROPERTIES XL, L.L.C., a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and Valeri Nikolaev, of Chicago, Illinois (whether one or more, "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/00 (\$10.00) Dollars and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said limited liability company, by these presents does convey and warrant unto Grantee, and to Grantee's successors and assigns, forever, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

See Exhibit A attached hereto and incorporated herein by reference

Grantor also hereby grants to the Grantee, its successors and assigns, the rights and easements set forth in the Declaration of Condominium described in said Exhibit A ("Declaration"), for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property therein described.

This Warranty Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, 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: (i) general real estate taxes for 2009 and subsequent years; (ii) applicable zoning and building laws and building restrictions and ordinances; (iii) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (iv) streets and highways, if any; (v) covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration, and so long as same do not prohibit the use of said unit as a single family condominium residence; and (vi) the Condominium Property Act of Illinois.

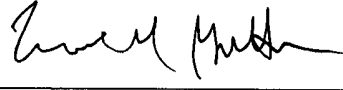
Near North National Tr.  
222 N. LaSalle  
Chicago, IL 60601

408

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IN WITNESS WHEREOF, SMITHFIELD PROPERTIES XL, L.L.C. has executed this Warranty Deed as of the day and year above first written.

SMITHFIELD PROPERTIES XL, L.L.C., an Illinois limited liability company

By:   
Its: Authorized Signatory

This instrument was prepared by:

Lawrence M. Gritton  
400 W. Huron Street  
Chicago, Illinois 60654

After recording mail to:

~~Alexey Y. Kaplan~~ Valeri Nikolaev  
~~Kaplan Law Offices, P.C.~~ 8 E. Randolph St, Unit 2002  
~~4043 Dempster Street~~  
~~Skokie, IL 60076~~ Chicago, IL 60601


Send subsequent tax bills to:

Valeri Nikolaev  
8 East Randolph Street, Unit 2002  
Chicago, IL 60601



CITY TAX

**CITY OF CHICAGO**



MAR.31.09


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000013159

REAL ESTATE TRANSFER TAX
0278250
FP326675

STATE TAX

**STATE OF ILLINOIS**



MAR.31.09


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000013359

REAL ESTATE TRANSFER TAX
00265.00
FP326703

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



MAR.31.09

REVENUE STAMP

# 0000011858

REAL ESTATE TRANSFER TAX
0013250
FP326657

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State of Illinois        )  
                                   )  
 County of Cook         )

SS

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Lawrence M. Gritton, as Authorized Signatory on behalf of **Smithfield Properties XL, L.L.C.**, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Signatory, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 23<sup>rd</sup> day of March, 2009.

*Adriana M. Hernandez*  
 \_\_\_\_\_  
 Notary Public



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## EXHIBIT A

### LEGAL DESCRIPTION

Unit 2002, together with the exclusive right to use Storage Spaces S74 and S181, limited common elements, in The Residences at The Joffrey Tower Condominium as delineated on the plat of survey of that part of the following parcels of real estate:

#### Parcel 1:

Lots 25 to 31, inclusive, in Block 9 in Fort Dearborn Addition to Chicago in South West Fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached as Exhibit C to the Declaration of Condominium recorded January 28, 2008 as document number 0802803105, as may be amended from time to time, together with their undivided percentage interest in the common elements.

#### Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements for the State Randolph Development, recorded October 19, 2007 as document number 0729260064 for support, ingress and egress, maintenance, utilities, encroachments, elevators and facilities, over the land described therein and as more particularly described and defined therein.

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**Permanent Index Numbers:** 17-10-305-010

**Street Address:** Unit 2002, 8 E. Randolph Street, Chicago, Illinois