



Doc#: 0919011220 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/09/2009 03:18 PM Pg: 1 of 3

Prepared by:

J. Joseph Little, Esq.
221 N. LaSalle Street
Suite 1158
Chicago, Illinois 60601

645654 Co# 2
title
fior

SPECIAL WARRANTY DEED

THE GRANTOR, Printers Corner Inc., an Illinois corporation, whose address is 2708 Grant Street, Evanston, Illinois 60201, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and TRANSFERS to KAREN SHERMAN whose address is 170 W. Polk #1603, Chicago, IL 60605 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

FOR LEGAL DESCRIPTION

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

Property Address: 170 West Polk Street,
Unit 1603 and Parking Unit G-201
Chicago, Illinois 60605

P.I.N.: 17-16-402-058-1032 (Unit)
17-16-402-058-1089 (Parking)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to: SEE EXHIBIT A. The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on EXHIBIT A.

Dated: May 20, 2009

PRINTERS CORNER INC.

By:
Name: Robert D. Horner
Its: President

Send Future Tax Bills To:

KAREN SHERMAN, MD
170 W. POLK #1603
CHICAGO, IL 60605

After Recording, send to:

JOHN M MORRONE, PC
12820 SOUTH RIDGELAND
UNIT C
PALM HEIGHTS, IL 60463

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SPECIAL WARRANTY DEED: PRINTER'S CORNER, INC.

UNIT 1603

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, AFORESAID, 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.

STATE OF ILLINOIS

COUNTY OF COOK

CITY OF CHICAGO



JUL.-9.09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0252000
FR 102803

0000000958

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Robert D. Horner, as President of Printers Corner Inc., personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of May, 2009.

Lucille Ann Little
Notary Public



STATE OF ILLINOIS



JUL.-9.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0024000
FP 102809

0000000955

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL.-9.09

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0012000
FP 326707

0000000952

UNOFFICIAL COPY

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :

PARCEL 1:

UNIT NUMBER 1603 AND G-201 IN PRINTERS CORNER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF LOTS 34, 39, 40, 45, AND 46 (EXCEPT THE EAST 4 FEET OF SAID LOTS) OF BLOCK 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0731003139; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT STORAGE SPACE S-60, A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0731003139.

PIN: 17-16-402-058-1032 (Unit)
17-16-402-058-1089 (Parking)

Property of Cook County Clerk's Office