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Prepared by:

H+1c. 645654

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

SPECIAL WARRANTY DEED

THE GRANTOR, Printers Corner Inc., an Illinois corporation, whose	address is 2708
Grant Street, Evension, Illinois 60201, for and in consideration of TEN & 00/	100 DOLLARS,
and other good and valuable consideration in hand paid, CONVEYS and I	ΓRANSFERS to
	ose address is
described Real Estate situated in the County of Cook in the State of Illinois, to w	the following
described Real Estate situated in the County of Cook in the State of Illinois, to w	it
· O	

FGP LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address:	170 West Polk Street,

ard Parking Unit G-201 1603

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 vill 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, Pe 12820 South Ridgeland UNITC PAUS MCIGHTS, LL 60463

0919011220D Page: 2 of 3

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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

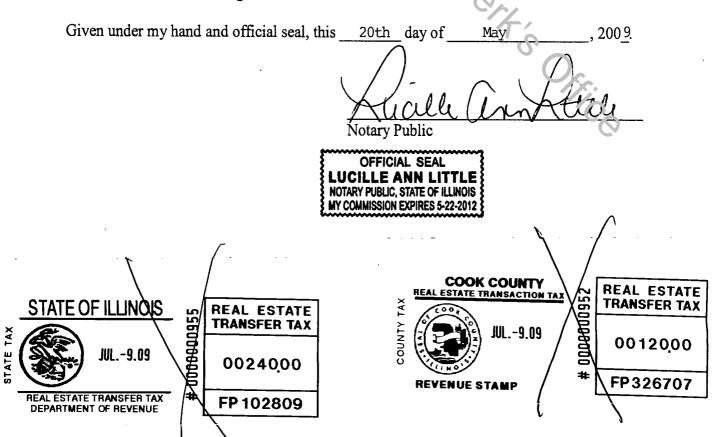
BEAL ESTATE
TRANSFER TAX

O2520,00

REAL ESTATE
TRANSFER TAX

PRIO2803

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.



0919011220D Page: 3 of 3

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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 THARD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVAY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS LOCUMENT 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 SELF FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0731003139.

Office Office

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

17-16-402-058-1089 (Parking)