

UNOFFICIAL COPY



Doc#: 0926747028 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/24/2009 09:39 AM Pg: 1 of 5

THIS INSTRUMENT PREPARED
BY:

Marty DeRoin
210 South Clark Street
Suite 2025
Chicago, Illinois 60604

ABOVE SPACE FOR RECORDER'S USE ONLY

9-15
917

4393761 (13) ss

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 11th day of September, 2009, between 1555
Wabash, LLC, a 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 ("Grantor")
by ALEJANDRO C. IGNACIO AND NORIETA U. IGNACIO, husband and wife, as tenants by the entirety,
("Grantee"), not a joint tenants.
25900 Jumano Drive City Moreno Valley State CA Zip 92551 WITNESSETH, that Grantor,
for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and
valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is
hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY
unto the Grantee, and to Grantee's heirs and assigns FOREVER, all the following described real
estate, situated in the County of Cook and State of Illinois known and described as follows, to
wit:

See Exhibit A attached hereto.

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
Grantor, 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 Grantee and Grantee's heirs and assigns forever.

✓

UNOFFICIAL COPY

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described premises, the rights and easements for the benefit of said property set forth in the Declaration (as defined below), 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 described therein.

This 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 and Grantee's 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, subject only to:

- (a) General real estate taxes not yet due and payable, including taxes which may accrue by reason of new or additional improvements during the year of closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights which do not interfere with the use of the unit;
- (d) Terms, provision and conditions of the Declaration of Condominium Ownership for 1555 Wabash Condominium, including all Exhibits thereto, as amended from time to time (the "Declaration");
- (e) The Illinois Condominium Property Act;
- (f) Applicable zoning and building laws and ordinances;

UNOFFICIAL COPY

- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof;
- (k) Acts done or suffered by or judgments against Grantee, or anyone claiming under Grantee.
- (l) Liens and other matters of title over which the title company is willing to insure without cost to Grantee.

Permanent Real Estate Index Number(s): ~~17-12-107-024-0000~~ (Affects underlying land)

Address(es) of real estate: 50 East 16th Street, Chicago, Illinois 60605, Unit # 705

Parking Space 41 Storage Cage 65

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

1555 South Wabash LLC,

By: 1555 South Wabash, an Illinois Limited Liability Company

By: _____

Theodore C. Mazola, Its: Managing Member

UNOFFICIAL COPY

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I Marty DeRoin, a Notary Public in and for said County and State, do hereby certify that Theodore C. Mazola, personally known to me to be its Managing Member of By the 1555 South Wabash, LLC, an Illinois Limited Liability Company (the "Company") appeared before me this day in person and acknowledged that as such member signed, sealed and delivered this instrument as his free and voluntary act, on the behalf of the 1555 Wabash LLC, for the purposes therein set forth.

GIVEN under my hand and official Seal this 11th day of September, 2009.



[Signature]

Notary Public

MAIL TO:

Dennis M. Nolan Esq
221 W. Railroad Ave
Bartlett, IL 60103

SEND SUBSEQUENT TAX BILLS TO:

Alejandro E. Ignacio
50 E. 16th St
Chicago, IL 60605
705

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY


EXHIBIT "A"

PARCEL 1: UNITS 705 AND P-41 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1555 S. WABASH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0916918036, AS AMENDED FROM TIME TO TIME, IN NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-65, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

STATE TAX

STATE OF ILLINOIS



SEP. 22. 09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000049091

REAL ESTATE TRANSFER TAX
00359.50
FP 103014

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 22. 09


REVENUE STAMP

0000048780

REAL ESTATE TRANSFER TAX
00179.75
FP 103017

CITY TAX

CITY OF CHICAGO



SEP. 22. 09


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006820

REAL ESTATE TRANSFER TAX
01078.50
FP 103018

CITY TAX

CITY OF CHICAGO



SEP. 22. 09

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000006811

REAL ESTATE TRANSFER TAX
02696.25
FP 103018