

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (ILLINOIS)



Doc#: 0928235117 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/09/2009 11:54 AM Pg: 1 of 3

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THIS INDENTURE, made this 18 day of September, 2009, between Kargil PDL LLC, an Illinois limited liability company, party of the first part, and Kevin <sup>Mc</sup>agnolatti and Tashi <sup>L</sup>hbrang, as joint tenants and not as tenants in common, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100THS (\$10.00) Dollars and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

\* A SINGLE MAN      \*\* A SINGLE WOMAN

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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, rights, 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, as joint tenants and not as tenants in common their heirs and assigns, FOREVER.

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, their 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 DEFEND, subject to:

- (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances and other ordinances of record; (iv) covenants, conditions, restrictions, easements, agreements and building lines of record, including but not limited to the Declaration of Covenants, Conditions, Restrictions and Easements; (v) party wall rights and agreements; (vi) encroachments; (vii) the Declaration of Condominium ("Declaration") as amended from time to time; (viii) the Municipal Code of the City of Chicago; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the common elements of the property ~~and any existing lease and tenancy of subject condominium unit;~~ (xii) limitations and conditions imposed by the Illinois Condominium Property Act; (xiii) installments due after the date hereof for assessments levied pursuant to the Declaration; (xiv) liens and matters of title over which the title insurance company is willing to insure without cost to grantee; and (xv) acts done or suffered by grantee, including without limitation, grantee's mortgage.

BR 5027144

CT Asarnett

Box 334



# UNOFFICIAL COPY

**STREET ADDRESS:** 1727 SOUTH INDIANA AVENUE UNIT 212

**CITY:** CHICAGO **COUNTY:** COOK

**TAX NUMBER:** 17-22-303-039-0000

\* 040

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT NO. 212 IN THE PRAIRIE DISTRICT LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0727022166 AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS .

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0727022161.

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