

# UNOFFICIAL COPY



Doc#: 0930233039 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/29/2009 09:15 AM Pg: 1 of 4

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Property of Cook County Clerk's Office

## SONO WEST CONDOMINIUM WARRANTY DEED

This Warranty Deed is made this 23rd day of October, 2009, between **SONO WEST LLC**, 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 **Joshua Francis**, of Chicago, Illinois (whether one or more, "Grantee").

<sup>James</sup>  
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 2008 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.

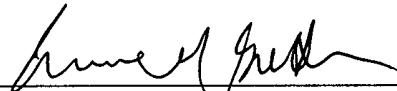
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IN WITNESS WHEREOF, SONO WEST LLC has executed this Warranty Deed as of the day and year above first written.

SONO WEST LLC, 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:**


Mark E. Edison  
 1415 West 22<sup>nd</sup> Street, Tower Floor  
 Oak Brook, IL 60523

**Send subsequent tax bills to:**

Joshua Francis  
 860 West Blackhawk, Unit 1507  
 Chicago, IL 60642

STATE TAX  OCT. 27. 09 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000011104	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="padding: 5px; text-align: center;">00466.00</td> </tr> <tr> <td style="padding: 5px; text-align: center;">FP 103024</td> </tr> </table>	REAL ESTATE TRANSFER TAX	00466.00	FP 103024
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COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX  OCT. 27. 09 REVENUE STAMP	# 0000009185	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="padding: 5px; text-align: center;">00233.00</td> </tr> <tr> <td style="padding: 5px; text-align: center;">FP 103022</td> </tr> </table>	REAL ESTATE TRANSFER TAX	00233.00	FP 103022
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FP 103022					

CITY TAX CITY OF CHICAGO  OCT. 27. 09 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000001378	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="padding: 5px; text-align: center;">04893.00</td> </tr> <tr> <td style="padding: 5px; text-align: center;">FP 103023</td> </tr> </table>	REAL ESTATE TRANSFER TAX	04893.00	FP 103023
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FP 103023					

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State of Illinois        )  
                                   )  
 County of Cook        )

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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 **SoNo West LLC**, 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 23rd day of October, 2009.

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



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## EXHIBIT A

### LEGAL DESCRIPTION

#### Parcel 1:

Unit 1507 in the SoNo West Condominium as delineated on a Survey of the following described land: part of Lots 16-25, both inclusive, together with part of the vacated alley East and adjoining, part of the vacated alley North and adjoining, and part of vacated Blackhawk Street South and adjoining, which Survey is attached as Exhibit C to the Declaration of Condominium recorded as Document Number 0831145010, as amended from time to time, together with its undivided interest in the Common Elements, East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

The exclusive right to the use of Parking Space P-110, a Limited Common Element as delineated on the Survey attached to the Declaration aforesaid.

#### Parcel 3:

The exclusive right to the use of Storage Space S-144, a Limited Common Element as delineated on the Survey attached to the Declaration aforesaid.

#### Parcel 4:

Driveway Easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Driveway Easements (SoNo West – SoNo East) executed by Furniture L.L.C., an Illinois limited liability company and recorded October 4, 2006 as Document 0627742156, as amended and restated in Amended and Restated Declaration of Driveway Easements dated as of October 30, 2008 and recorded October 31, 2008 as Document 0830518059.

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**Permanent Index Numbers:** 17-05-214-010, 011, 012

**Street Address:** Unit 1507, 860 West Blackhawk, Chicago, Illinois, 60642