UNOFFICIAL C



Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY (Corporation to Individual)



0934133034 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 12/07/2009 09:52 AM Pg: 1 of 3

THE GRANTOR, Utopian Properties, Inc., a corporation created and existing under and by virture of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Robin Michael Jacobi of (GRANTEE'S ADDRESS) 1908 W Oakdal A re., Chicago, Illinois 60657 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached acreto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2008 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2009

Permanent Real Estate Index Number(s): 17-08-429-009-0000, 17-08-429-010-0000, 17-08-429-011-0000, 17-08-429-012-0000, 17-08-429-013-0000, 17-08-429-014-0000 and 17-08-429-015-0000 Address(es) of Real Estate: 155 N. Aberdeen St., Units 303, Chicago, Illinois 60607

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and nas caused its name to be signed to these presents by its president, and attested by its Secretary this 19th day of November 2009.

Utopian Properties, Inc.

its president

Attest

its secretary

BUX 334 C

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STATE OF ILLINOIS) **COUNTY OF COOK**)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Christopher LeClair, personally known to me to be the president of the Utopian Properties, Inc., and Christopher LeClair, personally known to me to be the secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such president and secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of November 2009.

OFICIAL SEAL

(Notary Public)

Prepared By: Kenneth S. Finkle

1401 W. Dundee Road, Suite 208 Buffalo Grove, Illinois 60089

Mail To:

Vasili Economopoulos 17 N. Wabash Ave., Suite 660 Chicago, Illinois 60602

STATE OF LLINUS

DEPARTMENT OF REVENUE



REAL ESTATE TRANSFER TAX 0081950

FP 103032

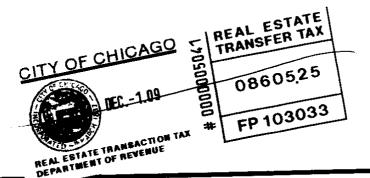
Name & Address of Taxpayer:

Robin Michael Jacobi 155 N. Aberdeen St., Unit 303 Chicago, Illinois 60607



REVENUE STAMP

REAL ESTATE TRANSFER (MA 00409.75 FP 103034



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNITS 303 AND P-14 AND P-15 IN 155 N. ABERDEEN STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF LAND,

PARCEL 1A:

LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 35 FEET OF LOTS 3 AND 4 DEEDED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1923 RECORDED MARCH 21, 1924 AS DOCUMENT 8540042), INCLUDING THE PRIVATE ALLEY LYING NORTH AND ADJOINING AFORESAID LOTS 3 AND 4, IN PHELPS AND OTHERS SUBDIVISION OF LOT 14 IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

LOTS 13 AND 15 (EXCEPT THE SOUT 135 FEET OF SAID LOT 15 CONVEYED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1924 RECORDED MARCH 21, 1924 AS DOCUMENT 8340043) IN BLOCK 31 IN CAUPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0919744049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF ROOF TERRACE SPACE FOR UNIT 304, AND STORAGE SPACE FOR UNIT 304, AS LIMITED COMMON ELEMENTS. AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0919744049.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASMENTS 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, EASEMENT, 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."