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Doc#: 0934333007 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/09/2009 08:36 AM Pg: 1 of 4

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190505280000

SONO WEST CONDOMINIUM WARRANTY DEED

This Warranty Deed is made as of the 2nd day of November, 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 Thomas R. Stevens and Judith E. Stevens, as joint tenants with right of survivorship, of Curacao, Netherlands Antilles (whether one or more, "Grantee").

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 2009 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.

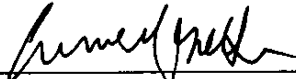
BOX 333-CT

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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. Griffin
400 W. Huron Street
Chicago, Illinois 60654


After recording mail to:


Daniel E. Fajerstein
555 Skokie Boulevard, Suite 445
Northbrook, IL 60062

Send subsequent tax bills to:

Thomas R. Stevens and Judith E. Stevens
860 West Blackhawk, Unit 2703
Chicago, IL 60642

STATE OF ILLINOIS	
	DEC.-4.09
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000058324	REAL ESTATE TRANSFER TAX
	0045100
	FP 103032

COOK COUNTY REAL ESTATE TRANSACTION TAX	
	DEC.-4.09
REVENUE STAMP	
# 0000000000	REAL ESTATE TRANSFER TAX
	0022550
	FP 103034

CITY OF CHICAGO	
	DEC.-4.09
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
# 0000005054	REAL ESTATE TRANSFER TAX
	0473550
	FP 103033

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State of Illinois)
) SS
 County of Cook)

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 20 day of November.

Adriana M Hernandez

 Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

Unit 2703 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-108, 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-42, 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.

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

Street Address: Unit 2703, 860 West Blackhawk, Chicago, Illinois, 60642