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Doc#: 1003533032 Fee: \$44.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 02/04/2010 11:04 AM Pg: 1 of 5

Doc#: 0923233019 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/20/2009 09:19 AM Pg: 1 of 4

**SONO WEST CONDOMINIUM  
WARRANTY DEED**

This Warranty Deed is made this 17th day of August, 2009, between SONO WEST LLC, a limited liability company created and existing under the law of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), and John E. Martin-Rutherford, of Chicago, Illinois (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

*This document is being reworded to correct the scrivener's errors on the legal description*

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 and 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.

Box 400-CTCC

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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: *[Signature]*  
Its: Authorized Signatory

This instrument was prepared by:


Lawrence M. Britton  
400 W. Huron Street  
Chicago, Illinois 60654


After recording mail to:


William L. Kabaker  
180 North LaSalle Street, Suite 2420  
Chicago, IL 60601

Send subsequent tax bills to:

John E. Martin-Rutherford  
860 West Blackhawk, Unit 2007  
Chicago, IL 60642

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000010873	REAL ESTATE TRANSFER TAX
	AUG. 18.09		00487.00
			FP 103024

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000008950	REAL ESTATE TRANSFER TAX
	AUG. 18.09		00243.50
			FP 103022

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 0000001190	REAL ESTATE TRANSFER TAX
	AUG. 18.09		05113.50
			FP 103023

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 for SoNo West LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Authorized Signatory he signed and delivered said instrument pursuant to authority given by the Manager of said limited liability company as his free and voluntary act and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 19<sup>th</sup> day of August, 2009.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



*[Watermark: Notary Public Office]*

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**EXHIBIT A****LEGAL DESCRIPTION****Parcel 1:**

Unit 2007 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:**

173 174

The exclusive right to the use of Parking Spaces P-~~277~~ and P-~~282~~, Limited Common Elements as delineated on the Survey attached to the Declaration aforesaid.

**Parcel 3:**

The exclusive right to the use of Storage Space S-191, a Limited Common Element as delineated on the Survey attached to the Declaration aforesaid.

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

**Street Address:** Unit 2007, 860 West Blackhawk, Chicago, Illinois, 60612



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I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY

OF DOCUMENT ID 0923233019

DEC 15 09

  
  
RECORDER OF DEEDS, COOK COUNTY