

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Company to Individual)



Doc#: 1007140033 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/12/2010 10:18 AM Pg: 1 of 2

8451865 (20402000)

GRANTOR(S),
550 ST. CLAIR, INC.
a corporation created and existing
under and by virtue of the laws of
State of Illinois, and duly authorized
to transact business in the State of Illinois,
for and in consideration of
Ten Dollars (\$10.00) and other good
and valuable consideration in
hand paid, CONVEY(S) and WARRANT(S)
to the GRANTEE(S),

ROBERT THOMAS
200 N. DEARBORN
Chicago, Il 60601

(The Above Space For Recorder's Use)

the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNITS 2106 AND P-20 IN THE 550 ST. CLAIR CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT A IN MARTIN'S CONSOLIDATION OF PART OF BLOCK 21 IN KINZIE ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0803822033 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-17, AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0803822033

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0803822032

PIN: 17-10-122-019-0000

ADDRESS OF PROPERTY: 550 St. Clair, UNIT 2106, CHICAGO, ILLINOIS 60611

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, right, title, interest claim or demand whatsoever, unto the Grantee, 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 Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with the right of first refusal.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements 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, easements, 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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or 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 incumbered or charged, except as herein recited; and that GRANTOR

2/1/10

Box 334

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WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. The Declaration of Covenants, Conditions, Restrictions and Easements;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration;
9. Grantee's mortgage, and
10. Acts done or suffered by the Grantee.

In Witness Whereof, said Grantor has caused its corporate seal to hereto affixed and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 10 day of January, 2010

550 St. Clair, Inc.


Mark Sutherland, President


Alex Pearsall, Secretary

STATE OF ILLINOIS)

) SS


COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark Sutherland and Alex Pearsall, personally known to me to be the President and Secretary of the corporation, 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 to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 10th day of February, 2010

STATE TAX

STATE OF ILLINOIS

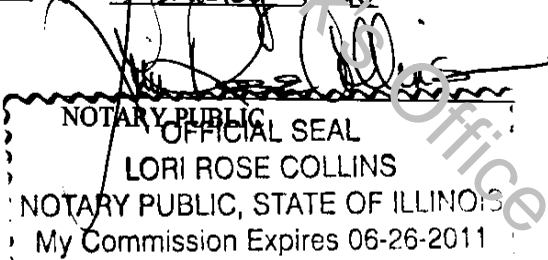


MAR. 10. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00835.00
FP 102808

0000008350



NOTARY PUBLIC
OFFICIAL SEAL
LORI ROSE COLLINS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06-26-2011

Prepared By: David Chaiken, 111 W. Washington, #823, Chicago, Illinois 60602

10-

Mail To:


Gregory A. Braun
McCormick Braun Friman, LLC
2 N. LaSalle Street, Suite 1250
Chicago, IL 60602

Sent Tax bill to:

Robert D. Thomas
550 N. St. Clair #2106
Chicago IL 60611

CITY TAX

CITY OF CHICAGO



MAR. -9. 10


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
08767.50
FP 102805

0000008064

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. -9. 10

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00417.50
FP 102802

0000006174