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10091330130

Doc#: 1009133013 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/01/2010 08:48 AM Pg: 1 of 4

Property of Cook County Clerk's Office

WARRANTY DEED

PIN 17-10-127-019-1836

Box 400-CTCC

4
j

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ONCE RECORDED, MAIL TO:

I. Carmen Quintana
440 N. WABASH #1605 CHICAGO IL 60611

PLEASE MAIL SUBSEQUENT

TAX BILLS TO:

440 N. WABASH #1605
CHICAGO IL 60611

WARRANTY DEED

THIS INDENTURE made this 29th day of March 2010 between 440 North Wabash LLC 182 W. Lake Street, Chicago, IL 60610., in the City/Village of Chicago in the State of Illinois, as GRANTOR, and I. Carmen Quintana, a single woman, who resides at 440 N. WABASH #1605, Chicago, Illinois 60611 in the City/Village of Chicago in the State of Illinois, as GRANTEE.

WITNESSETH, the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

Parcel 1:

Unit P-124 in the Plaza 440 Private Residences as delineated on a survey of the following described real estate: part of block 12 in Kinzie's addition to Chicago in section 10, township 39 north, range 14, east of the third principal meridian, in cook county, Illinois; which survey is attached as an exhibit to the declaration of condominium recorded as document number 0501339142, as amended from time to time; together with its undivided percentage interest in the common elements.

Parcel 2:

Easements for the benefit of parcel 1 for ingress, egress, use and enjoyment as set forth in and created by reciprocal easement agreement recorded as document number 89572741, as amended by document 93070550, and sub-declaration pertaining to the residential, retail and garage portions of the property commonly known as 440 North Wabash, Chicago, Illinois, recorded as document number 0501339141.

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 the 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.

The tenant of unit aforesaid has waived or has failed to exercise the right of first refusal; (b) the tenant of the unit had no right of first refusal; or (c) the purchaser of the unit was the tenant

COMMON ADDRESS:

P.I.N.: 17-10-127-019-1836

440 N. Wabash Parking Space #P-124 of the unit prior to conversion of the building to a condominium. (A)

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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.

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 WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the to the following:

- (a) general real estate taxes not due and payable at the time of closing;
- (b) covenants, conditions and restrictions of record; and
- (c) building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

STATE OF ILLINOIS

STATE TAX



MAR. 30. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000000205

REAL ESTATE TRANSFER TAX
00005.00
FP 103024

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



MAR. 30. 10


REVENUE STAMP

0000000205

REAL ESTATE TRANSFER TAX
00002.50
FP 103022

CITY OF CHICAGO

CITY TAX



MAR. 30. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001767

REAL ESTATE TRANSFER TAX
00052.50
FP 103023

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AND THE SAID GRANTOR does hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption or homesteads from sale on execution or otherwise.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written.

Sue Wiener (SEAL)

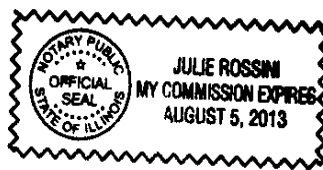
_____ (SEAL)

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the Undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that SUE WIENER, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 29th day of March, 2010.

Julie Rossini
Notary Public



THIS INSTRUMENT WAS PREPARED BY:
Victoria L. Kaye
182 W. Lake Street
Chicago IL 60610