

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

ILLINOIS



Doc#: 1013733062 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2010 10:00 AM Pg: 1 of 3

142

off

mk

ST511515


* M.

OFER MEGED, an unmarried man, of Highland Park, Illinois ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by TRAVIS MATTHIESEN, a single man, and SARAH HILL, a single woman, ~~both having an address of 1350 N. Jump Street, Chicago, Illinois~~ ("Grantees"), the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT AND CONVEY unto Grantees, and to their successors and assigns, FOREVER, in joint tenancy, all interest in and to the real estate situated in the County of Cook and State of Illinois, commonly known as 3131 W. Logan Blvd., Unit 5B, Chicago, IL 60647, and described on page 2 of this instrument the (the "Real Estate"), ~~subject to those matters set forth and described on page 2 of this instrument (the "Permitted Exceptions")~~. Grantor warrants to Grantee and to Grantee's successors in title that it has not created or permitted to be created any lien, charge, or encumbrance against the Real Estate that is not shown among the Permitted Exceptions; and Grantor covenants that it will defend said Real Estate to the extent of the warranties made herein against all persons lawfully claiming by, through or under Grantor, but not otherwise.

Grantor also hereby grants to Grantee, Grantee's successors and assigns, as rights and easements appurtenant to the above described Real Estate, the rights and easements for the benefit of said Real Estate set forth in the Declaration of Condominium, aforesaid, ~~and Grantor reserves to itself, its successor and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.~~ This instrument 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.

The date of this deed of conveyance is May 7 2010.

OFER MEGED



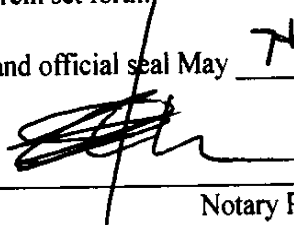
(SEAL)

State of Illinois, County of Cook:ss

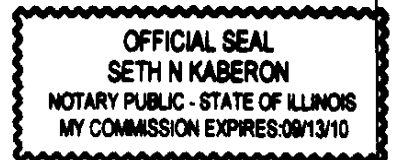
I, the undersigned, a notary public in and for the said County, in the State of aforesaid, DO HEREBY CERTIFY that OFER MEGED, personally known to me ~~to be a manager of said limited liability company~~ and being the same person whose name is subscribed to the foregoing instrument as such manager, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument under authority of the limited liability company aforesaid, as his free and voluntary act, and as the free and voluntary act of the aforesaid limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal May 7th 2010

3KLY



Notary Public



BOX 334 CTI

UNOFFICIAL COPY

STATE OF ILLINOIS MAY. 12. 10 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000001780	REAL ESTATE TRANSFER TAX
		00301.00
		FP 103032

COOK COUNTY REAL ESTATE TRANSACTION TAX MAY. 12. 10 REVENUE STAMP	# 000001781	REAL ESTATE TRANSFER TAX
		00150.50
		FP 103034

CITY OF CHICAGO MAY. 12. 10 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000006320	REAL ESTATE TRANSFER TAX
		03160.50
		FP 103033

OFFICIAL SEAL
SETH N. KARRSON
MAYOR OF CHICAGO
JANUARY 11, 2011

BOX 374 (11)

UNOFFICIAL COPY**LEGAL DESCRIPTION****PARCEL 1:**

UNIT NUMBER 5B IN THE LOGAN CIRCLE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 6, 7 AND 8, IN BLOCK 2, A SUBDIVISION OF LOTS 4 AND 6 OF COUNTY CLERK'S DIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 19, 2005 AS DOCUMENT NUMBER 0535327038 AND AMENDED BY INSTRUMENT RECORDED JANUARY 12, 2006 AS DOCUMENT NUMBER 0601245067 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5B AND ROOF DECK D-5B, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY RECORDED DECEMBER 19, 2005 AS DOCUMENT NUMBER 0535327038 AND AMENDED BY INSTRUMENT RECORDED JANUARY 12, 2006 AS DOCUMENT NUMBER 0601245067 IN COOK COUNTY, ILLINOIS.

Commonly known as 3131 W. Logan Blvd., Unit 5B, Chicago, IL 60647

PIN: 13-25-314-054-1014

PERMITTED EXCEPTIONS

~~Real estate taxes not yet due and payable as of the Closing Date; Special taxes or assessments for improvements not yet completed, and other assessments of indebtedness thereof not due and payable as of the date of delivery of this instrument ("Closing Date"); Any and all applicable zoning, planned unit development and building laws or ordinances, including, without limitation, applicable building lines; Any and all encroachments; utility easements, easements, covenants, conditions, restrictions, and building lines of record as of the Closing Date; public and private easements (including, without limitation, access easements, reciprocal easements and maintenance agreements pertaining to the Property and components thereof (and including, without limitation, those easements, covenants and restrictions recorded as document numbers xxxxx); party wall rights, existing licenses, leases and tenancies affecting the Common Elements; and any and all agreements of record, provided that none of the foregoing materially adversely affects Grantee's quiet use and enjoyment of the Premises as a residential condominium. The Declaration recorded on January 12, 2006 as document number 0535327038 as amended to date and as amended from time to time. The provisions of the Illinois Condominium Property Act; Any and all acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; and any other covenants or easements of record governing the property.~~

This instrument was prepared by: Seth N. Kaberon Seth N. Kaberon, Ltd. 555 Skokie Blvd., Suite #500 Northbrook, IL 60062	Send subsequent tax bills to: Travis Matthiesen and Sarah Hill 3131 W. Logan Blvd., #5B Chicago, IL 60647	Mail recorded document to: Michael J. LaMonica Lindner & Lindner, Ltd. 150 S. Wacker Dr., Suite 650 Chicago, IL 60606
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