

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (LLC to Individual)



Doc#: 1015918047 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/08/2010 03:01 PM Pg: 1 of 3

ABOVE SPACE FOR RECORDER'S USE ONLY

THIS AGREEMENT, made this 19th day of May, 2010 between 1935 S. Wabash, LLC, a Delaware Limited Liability Company, as GRANTOR, created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois Mathew Neubauer and Nicole Saffka, of 1344 Michigan Ave. *Nicole M Neubauer*

Chicago IL 60616, as GRANTEE(S), WITNESSETH, that GRANTOR, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid by GRANTEE(S), the receipt whereof is acknowledged, and pursuant to the authority given by Manager of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), not as tenants in common or as joint tenants, but as TENANTS BY THE ENTIRETY, all of the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

*STC 607231
1 of 2*

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 thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 those exceptions set forth below.

Permanent Real Estate Index Number(s): 17-22-306-015, 17-22-306-016, 17-22-306-017, 17-22-306-018, 17-22-306-037, 17-22-306-038, 17-22-306-039, 17-22-306-040, 17-22-306-041, and 17-22-306-042

Address(es) of Real Estate: 1935 S. Wabash Avenue, Dwelling Unit 520, and Garage Unit P-177

Subject, however, to the general real estate taxes for the year 2009 and thereafter, and all instruments, covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations of record.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

UNOFFICIAL COPY

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Manager the day and year first above written.

GRANTOR: 1935 S. Wabash, LLC

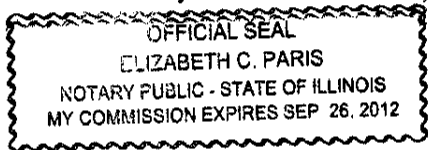
By: MK Manager Corp., an Illinois Corporation, its Manager

By: [Signature] F. Martin Paris, Jr., its President

STATE OF ILLINOIS)) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HERBY CERTIFY that F. Martin Paris personally known to me to be the President of MK Manager Corp, an Illinois Corporation, the Manager of 1935 S. Wabash, LLC a Delaware limited liability company, 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 President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15th day of May, 2010.



[Signature] Elizabeth C. Paris
Notary Public

MAIL RECORDED DEED TO:
Sam MANVELLA
20 North Clark St #1100
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:
Matthew Neubauer
1935 S. Wabash #520
Chicago, IL 60606

THIS INSTRUMENT PREPARED BY:

Robert E. Molloy
1525 W. Homer, Suite 401
Chicago, Illinois 60622
(773)278-4237

City of Chicago
Dept. of Revenue
601120

5/21/2010 12:17
dr00347



Real Estate Transfer Stamp
\$3,649.00
Batch 1,136,711

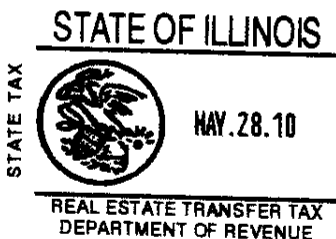


Table with tax details: REAL ESTATE TRANSFER TAX, amount 0033800, and FP 102804.

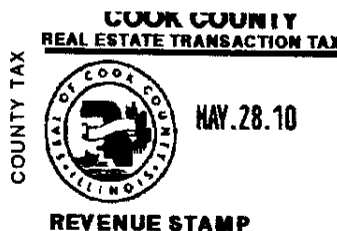


Table with tax details: REAL ESTATE TRANSFER TAX, amount 0016900, and FP 102810.

UNOFFICIAL COPY

EXHIBIT A

Dwelling Unit 520 and Garage Unit P-177 in the 1935 Wabash Condominium as delineated on the Plat of Survey of the following described real estate:

Of that part of the Southwest $\frac{1}{4}$ of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian described as follows:

commencing at the Northwest corner of Lot 10 in Block 2 in William Jones' Addition to Chicago in the aforesaid Southwest fractional $\frac{1}{4}$ of Section 22; thence South along the East line of South Wabash Avenue, as improved and occupied, a distance of 248.46 feet to the Southwest corner of Lot 2 in Block 2 in George Smith's Addition to Chicago, in the aforesaid Southwest fractional $\frac{1}{4}$ of Section 22; thence East along the South line of said Lot 2, also being the North line of East Cullerton Street, as improved and occupied, a distance of 171.24 feet to the Southeast corner thereof; thence North along the East line of said Lot 2, a distance of 26.53 feet to the Northeast corner thereof; thence West along the North line of said Lot 2, a distance of 2 feet to the West line of a North and South 24 feet public alley, as improved and occupied; thence North along said West line of North and South 24 feet public alley, a distance of 221.915 feet to the Northeast corner of aforesaid Lot 10 in Block 2 in William Jones Addition to Chicago; thence West along the North line of said Lot 10, a distance of 169.24 feet to the point of beginning, all taken as a tract and excepting therefrom the following described areas:

--for the bearing base of the following exceptions use Building's West Elevation @ N.00°00'00" E.--

(a) Commercial Space 1 & 2) that part lying above a floor elevation of 13.95 feet CCD and below a ceiling elevation of 25.58 feet CCD beginning at a point 1.23' North and 0.96' East of the Southwest corner of said tract; thence East 47.96'; thence North 1.34'; thence East 2.52'; thence North 37.05'; thence West 4.17'; thence North 6.18'; thence West 14.18'; thence North 7.36'; thence West 14.69'; thence South 2.37'; thence West 14.44'; thence South 9.60'; thence West 3.0'; thence South 16.27'; thence East 3.0'; thence South 8.44'; thence West 3.0'; thence South 15.25' to the point of beginning (b) Commercial Space 3, 4 & 5) that part lying above a floor elevation of 13.95 feet CCD and below a ceiling elevation of 25.58 feet CCD beginning at a point 62.03' North and 0.96' East of the Southwest corner of said tract; thence East 16.24'; thence South 2.32'; thence East 25.04'; thence North 12.47'; thence East 9.03'; thence North 55.68'; thence West 1.85'; thence North 17.54'; thence West 3.49'; thence North 14.20'; thence East 5.38'; thence North 12.48'; thence West 9.02'; thence North 12.55'; thence West 24.83'; thence South 1.84'; thence East 2.0'; thence South 13.61'; thence West 15.19'; thence South 11.15'; thence West 3.31'; thence South 24.01'; thence East 16.37'; thence South 19.72'; thence West 16.37'; thence South 27.47'; thence East 3.0'; thence South 8.43'; thence West 3.0'; thence South 16.37' to the point of beginning (c) Commercial Space 6 & 7) that part lying above a floor elevation of 13.95 feet CCD and below a ceiling elevation of 25.58 feet CCD beginning at a point 3.98' South and 0.96' East of the Northwest corner of said tract; thence East 46.52'; thence North 0.23'; thence East 10.46'; thence South 0.31'; thence East 13.20'; thence South 38.35'; thence West 6.62'; thence South 1.35'; thence West 17.52'; thence South 6.10'; thence West 14.12'; thence South 7.40'; thence West 15.20'; thence North 2.70'; thence West 13.28'; thence North 11.18'; thence West 3.02'; thence North 16.14'; thence East 3.02'; thence North 8.43'; thence West 3.02'; thence North 14.85' to the point of beginning, Cook County, Illinois

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document #1006910027 together with an undivided percentage interest in the common elements.