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Doc#: 1019741027 Fee: \$40.00  
Eugene "Gene" Moore RH9P Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/18/2010 10:51 AM Pg: 1 of 3

**SPECIAL WARRANTY DEED  
(LLC to Individual)**

THIS AGREEMENT, made this 24<sup>th</sup> day of June, 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 Bruce Marcus, of 4240 N. Clarendon 215-s, Chicago IL 60613

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:

ABOVE SPACE FOR RECORDER'S USE ONLY

**SEE ATTACHED EXHIBIT A**

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: <sup>1919</sup>~~1935~~ S. Wabash Avenue, Dwelling Unit 717

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

S 1  
P 3  
S 4  
SC 4  
INT 10

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## EXHIBIT A

Dwelling Unit 717 together with its undivided percentage interest in the common elements in the 1935 Wabash Condominium, as delineated and defined in the Declaration of Condominium recorded as Document # 1006910027 in the Office of the Recorder of Deeds of Cook County, Illinois, in the Southwest 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office