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Doc#: 1022940088 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/17/2010 03:45 PM Pg: 1 of 4



First American Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

2071931

THE GRANTOR(S) PACITA B. CABRERA, a divorced and remarried woman, of 2460 Palazzo Court, of the City of Buffalo Grove, of the County of Lake, of the State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to NEW PERSPECTIVE GROUP, LLC of 203 N. Wabash, Suite 2100, of the City of Chicago, of the County of Cook, of the State of Illinois, 60601 ,

Not in JOINT TENANCY, But as TENANTS IN COMMON the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION "SCHEDULE A"

SUBJECT TO: Covenants, conditions, restrictions, reservations, and grants of record; Private, public and utility easements and roads and highways; Building setback lines and easements, as long as they do not interfere with the current use and enjoyment of the property; General taxes for the year 2009 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2009-2010.

THIS IS NOT HOMESTEAD PROPERTY.
Together with the tenements and appurtenances thereunto belonging.

17-22-105-045-1300 6498

Permanent Real Estate Index Number(s): 17-22-105-045-1149 - UNIT 1613
Address(es) of Real Estate: 1305 S. Michigan Avenue, Unit 1613, Chicago, IL 60605

Dated this 29 day of July, 2010.

Pacita B. Cabrera

PACITA B. CABRERA

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STATE TAX

STATE OF ILLINOIS

AUG. 11. 10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000008102

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| REAL ESTATE TRANSFER TAX |
| 0024850 |
| FP 103027 |

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

AUG. 11. 10

REVENUE STAMP

0000008101

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| REAL ESTATE TRANSFER TAX |
| 0012425 |
| FP 103028 |

CITY TAX

CITY OF CHICAGO

AUG. 11. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010842

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| REAL ESTATE TRANSFER TAX |
| 0260925 |
| FP 102812 |

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Property of Cook County Clerk's Office

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that PACITA B. CABRERA, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 29th day of July, 20 10.



Brandie Roberts (Notary Public)

Prepared by:
Mary Lin Nicholson
2705 Midland Drive
Naperville, IL 60564

Mail to:
Philip M. Fornaro ATTY
4830 N. BUTTERFIELD RD.
HILL SIDE, IL 60162

Name and Address of Taxpayer:

New Perspective Group, LLC
203 N. Wabash, Suite 2100
Chicago, IL 60601

COOK COUNTY CLERK'S OFFICE

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SCHEDULE A - LEGAL DESCRIPTION

PARCEL 1:

UNIT 1613 AND GU 98 IN THE LOFTS AT MUSEUM PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 3,4,5,6,7,8,9 AND LOT 10 (EXCEPT THAT PART THEREOF LYING ABOVE A HORIZONTAL PLANE OF + 14.10 CITY OF CHICAGO DATUM, AND LYING BELOW A HORIZONTAL PLANE OF 23.60 CITY OF CHICAGO DATUM) IN BLOCK 3 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL OF ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

AND THAT PART OF LOTS 1 AND 2 LYING ABOVE A HORIZONTAL PLANE OF +68.98 CITY OF CHICAGO DATUM, IN THE WEST 130 FEET OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL OF ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY SOUTH MICHIGAN AVENUE LOFTS, LLC AN ILLINOIS LIMITED LIABILITY, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0603732105, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE 3-149, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0603732105, AS AMENDED FROM TIME TO TIME.

PARCEL 3:

EASEMENT OF THE BENEFIT OF PARCEL 1 CREATED BY THE GRANT OF EASEMENT RECORDED AUGUST 18, 2003 AS DOCUMENT 0322745060.