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SPECIAL WARRANTY DEED



10232120270

MAIL TO:

Inga Mader
1810 W Grace St #105
Chicago IL 60613

Doc#: 1023212027 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/20/2010 09:17 AM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Inga Mader
1810 W Grace St #105
Chicago IL 60613

THE GRANTOR, 1810 W. GRACE ST., LLC, an Illinois limited liability company, created and existing under and by virtue of the Laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged by these presents and pursuant to authority given by the Board of Directors of said limited liability company, does REMISE, RELEASE, ALIEN AND CONVEY unto the GRANTEE:

INGA MADER
4064 North Lincoln, Unit 206
Chicago, Illinois 60618

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Property Address: 1810 West Grace Street, Unit 105 and Parking Unit P-40, Chicago, Illinois 60613
PIN: 14-19-212-041-0000 (Underlying Land)

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in otherwise appertaining, the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises, above described, with the appurtenances, unto the Grantee forever.

EITHER (A) NO TENANT HAD A RIGHT OF FIRST REFUSAL TO PURCHASE THE PROPERTY ON THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT (THE "ACT"); (B) AT THE DATE ON WHICH THE GRANTOR GAVE THE NOTICE REQUIRED BY SECTION 30 OF THE ACT, THE UNIT WAS OCCUPIED AND THE TENANT THEREOF FAILED TO EXERCISE OR WAIVED ITS FIRST RIGHT AND OPTION TO PURCHASE THE UNIT, ALL AS PROVIDED IN THE ACT, OR (C) THE GRANTEE WAS A TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE PROPERTY TO CONDOMINIUM.

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BOX 333-CT

UNOFFICIAL COPYLEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 105 AND PARKING UNIT P-40 IN THE LOFTS AT 1800 CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 6, BOTH INCLUSIVE, AND THE EAST 1/3 OF LOT 7, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING THE SOUTH LINE OF SAID LOTS 1 TO 6, BOTH INCLUSIVE, AND THE EAST 1/3 OF LOT 7; ALSO LOTS 43 TO 48, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH AND ADJOINING THE NORTH LINE OF SAID LOTS 43 TO 48, BOTH INCLUSIVE, ALL IN BLOCK 16 IN FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14, 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4), IN COOK COUNTY, ILLINOIS;

AND



THE EAST 8 1/3 FEET OF LOT 42 TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF THE EAST 8 1/3 FEET OF SAID LOT 42 IN BLOCK 16 IN FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0927534042; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.


PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-25 AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0927534042.

P.I.N.: 14-19-212-041-0000 (Affects Underlying Land)

c/k/a: 1810 West Grace Street, Unit 105, Chicago, Illinois 60613

REAL ESTATE TRANSFER		08/12/2010
	COOK	\$138.00
	ILLINOIS:	\$276.00
	TOTAL:	\$414.00

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REAL ESTATE TRANSFER		08/12/2010
	CHICAGO:	\$2,070.00
	CTA:	\$828.00
	TOTAL:	\$2,898.00

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