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ST5117139 CK SPECIAL WARRANTY DEED

MAIL TO:

In ga Muder
1810 W Grace St #105
Chicago R 60613

223 782 8

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:

Ing Muder

1810 to Grace St # 105

Chicago In 60613

THE GRANTOR, 1603 W. GRACE ST., LLC, an Illinois limited liability company, created and existing under and by virus 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 provide 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 GRANTER WAS A TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE PROPERTY TO CONDOMINIUM.

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Grantor also hereby grants to the Grantees, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed 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.

This deed is further subject to only (a) general real estate taxes and assessments not due and payable at the time of closing; (b) party wall rights and agreements, easements, covenants, conditions, restrictions, ordinances and building lines of record; (c) easement agreements which may hereafter be executed by Seller; (d) the Act; (e) the Declaration, including all amendments and exhibits thereto, and conditions of title set forth therein; (f) applicable zoning and ordicing laws and ordinances; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser: (h) other title exceptions, if any, including mechanic's lien claims; (i) special service area assessments; (j) environmental disclosure document recorded with the Cook County Recorder on December 9, 1994 as Document No. 04033594; and (k) No Further Remediation Letter recorded with Cook County Recorder on December 15, 2/10° as Document No. 0934939033 (the exceptions set forth in clauses (a) through (k) are hereinafter collectively called the "Permitted Exceptions").

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Manager on this 12th day of 15th 2015.

1810 W. GRACE ST., LLC an Ulinois limited liability company

by: KINDLAS KOPLEY (Sea

its: Manager

State of Illinois } ss

County of Cook

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, LO HEREBY CERTIFY that K. NICHOLAS KOPLEY, personally known to me to be the Manager of said 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 Manager he sign at and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Members of said Limited Liability Company, as his free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12 day of Quant 20 10

Commission Expires: 3-16. 2014

NAME AND ADDRESS OF PREPARER:

John Skoubis, Esquire SKOUBIS & MANTAS, LLC 1300 West Higgins Road, Suite 209 Park Ridge, Illinois 60068

OFFICIAL SEAL
JOANN FONTANA-MUELLER
Notary Public - State of Illinois
My Commission Expires Mar 16, 2014

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LEGAL 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 THE 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 PKINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 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 STATE 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
	СООК	\$138.00
	ILLINOIS:	\$276.00
	TOTAL:	\$414.00
14-19-212-041-0000	2010080160021	5 9JBDSV

REAL ESTATE TRANSFER 08/12/2010

CHICAGO: \$2,070.00

CTA: \$828.00

TOTAL: \$2,898.00

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