

UNOFFICIAL COPY



SPECIAL WARRANTY DEED (LLC to Individual)

Doc#: 1025911102 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/16/2010 11:31 AM Pg: 1 of 3

6072-25-1/2
-sec 109

THIS AGREEMENT, made this 31st day of August, 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 Anarika Saini of 1152 S. Wabash # 304, Chicago, Illinois 60605, 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) 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: 1919-1935 S. Wabash Avenue, Dwelling Unit 519, and Garage Unit # 66

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 1/2
P 3
S _____
SC 1/2
INT C.F.

File Number: TM286153

UNOFFICIAL COPY**LEGAL DESCRIPTION**

Parcel 1: Unit 519 and P-66 together with its undivided percentage interest in the common elements in the 1935 South Wabash Condominium, as delineated and defined in the Declaration recorded as document number 1006910027, in the Southwest 1/4 of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Non-Exclusive easements set forth in the Declaration of Covenants, conditions, restrictions, party walls and easements for The 1935 South Wabash Avenue Buliding recorded March 10, 2010 as document 1006910028.

Commonly known as: 1935 South Wabash Avenue

Condo 519

Chicago IL 60616

PIN/Tax Code:

17-22-206-015.016.01

Property of Cook County Clerk's Office