UNOFFICIA

SPECIAL WARRANTY DEED (LLC to Individual)

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

Seather

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 Delar and duly authorized to transact business in the

ABOVE SPACE FOR RECORDER'S USE ONLY

State of Illinois Anarrika Saini of Kwoman 1152 S. Wabash # 374, Chicago,

Illinois 60605, as GRANTLE(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:

GEZ ATTACHED EXHIBIT A

Together with all and singular the hereditaments are 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 viremises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said present against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRALT 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 7 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

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UNOFFICIAL CO

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Manager the day and year first above written.

GRANTOR: 1935 S. Wabash, LLC

By: MK Manager Corp., an Illinois Corporation,

its Manager

Robert E. Molloy., its Attorney in Fact

STATE OF .LL INOIS)

) SS

COUNTY OF COCK)

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HERBY CERTIFY that Robert E. Molloy personally known to me to be the Attorney in Fact for 1935 S. Wabash, LLC a Delaware limited liability company, and personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 31" (ay of August, 2010)

OFFICIAL SEAL TRACY CAGALA

Notary Public - State of Illinois ly Commission Expires Oct 24, 2013

THIS INSTRUMENT PREPARED

MAIL RECORDED DEED TO:
TONY VALUE (10)

A MALSTUR

LEASO, IL 606 22

SEND SUBSEQUINT TAX BILLS TO:

Anamika Saini 1919 S Wabash #519 Chicago, Illinois 60616

City of Chicago Dept. of Revenue

604934

9/8/2010 12:14

dr00260

Real Estate Transfer Stamp

\$1,995.00

Batch 1,775,910

TE TRANSACTION TAX

Robert E. Molloy

(773)278-4237

1525 W. Homer, Suite 401 Chicago, Illinois 60622

COUNTY

BY:

SEP. 10.10

REAL ESTATE 000004895 TRANSFER TAX 0009500 FP 1028 10

STATE OF ILLINOIS



SEP.10.10

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE 0900001605 TRANSFER TAX

0019000

FP 102804

1025911102D Page: 3 of 3

File Number: TM286 53 NOFFICIAL 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 ecsements set forth in the Declaration of Covenants, conditions, restrictions, party walls and easements for Tne 1935 South Wabash Avenue Buliding recorded March 10, 2010 as document 1006910028.

Commonly known as:

1935 South WabashAvenue

Condo 519

Chicago IL 60616

PIN/Tax Code:

17-22-306-015.016.01