



Doc#: 1030212057 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/29/2010 09:59 AM Pg: 1 of 4

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SPECIAL WARRANTY DEED

This indenture, made this 6th day of October, 2010, between Chess Lofts, LLC, an Illinois limited liability company, Grantor, and Vivian S. DiPiazza-Koch and Robert Koch and Mark M. Heneghan, 3211 South Emerald Avenue, Chicago, Illinois, Grantee

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollar (\$10.00) and good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of the managing member, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee as Joint Tenants in Common and to their heirs and assigns, FOREVER, all the following real estate situated in Cook County, Illinois which is commonly and known and described as follows:

The property is legally described in Exhibit A, attached hereto.

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 thereof, 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 the said premises as above described, with the appurtenances, unto the Grantee, their heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, 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 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:

- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights;

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

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INT C-1

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- (d) The Declaration of Condominium Ownership for the Chess Lofts Condominium (the "Declaration"); including all Exhibits thereto, as amended from time to time;
- (e) The Illinois condominium Property act;
- (f) Applicable zoning and building laws and ordinances;
- (g) Roads and highways, if any;
- (h) Unrecorded public utility easements, if any;
- (i) Grantee's mortgage, if any;
- (j) Plats of dedication and covenants thereof; and
- (k) Acts done or suffered by Grantee, or anyone claiming under Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its Managing Member the day and year first above written.

CHESS LOFTS, LLC, an Illinois limited liability company

By: **WEW Chess LLC**, its Manager

By: _____
Manager

Prepared by: Murray J. Lewison
Johnson and Colmar
2201 Waukegan Road – Suite 260
Bannockburn, Illinois 60015

After Recording
Mail to: *Vivian Koch*
3211 S. Emerald
Chicago, IL 60616-3405

Send Subsequent
Tax Bills to:
Vivian Koch
3211 S. Emerald
Chicago, IL 60616-3405

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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that William E. Warner of WEW Chess LLC, an Illinois limited liability company, which is the manager of Chess Lofts LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 6th day of October, 2010.

[Signature]
Notary Public



<p>CITY OF CHICAGO</p> <p>CITY TAX</p>  <p>OCT. 27. 10</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p>REAL ESTATE TRANSFER TAX</p> <p>02730.00</p> <p>FP 102807</p>
<p>COOK COUNTY</p> <p>COUNTY TAX</p> <p>REAL ESTATE TRANSACTION TAX</p>  <p>OCT. 27. 10</p> <p>REVENUE STAMP</p>	<p>REAL ESTATE TRANSFER TAX</p> <p>00130.00</p> <p>FP 102810</p>
<p>STATE OF ILLINOIS</p> <p>STATE TAX</p>  <p>OCT. 27. 10</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p>REAL ESTATE TRANSFER TAX</p> <p>00260.00</p> <p>FP 102804</p>

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File Number: TM252894

LEGAL DESCRIPTION

Unit 610 and G5 together with its undivided percentage interest in the common elements in Chess Lofts Condominium, as delineated and defined in the Declaration recorded as document number ---0734015061, in the Southwest Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 320 East 21stStreet
Condo 610
Chicago IL 60616

320 E. 21st Street, Chicago, IL
17-22-315-059-0000
17-22-315-018-0000

17-22-315-062-1149

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

Property of Cook County Clerk's Office