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Doc#: 1031312052 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/09/2010 09:52 AM Pg: 1 of 4

54544 1/2
E. HANSIS

SPECIAL WARRANTY DEED

This indenture, made this 14th day of October, 2010, between Chess Lofts, LLC, an Illinois limited liability company, Grantor, and Kendra Bleers, 372 Farwell Street, Wheaton, 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 and to her 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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- (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.

CHES LOFTS, LLC, an Illinois limited liability company

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

By: _____
Manager

City of Chicago
Dept. of Revenue
606176

10/19/2010 14:06
dr00111

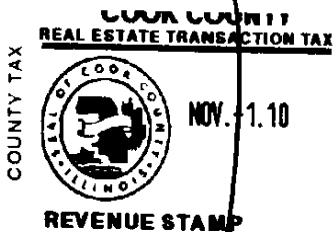


Real Estate
Transfer
Stamp
\$1,837.50
Batch 1,955,337

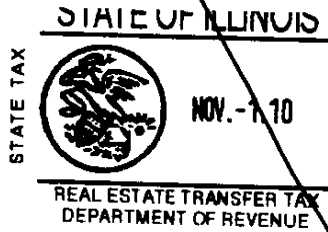
Prepared by: **Murray J. Lewison**
Johnson and Colmar
2201 Waukegan Road – Suite 260
Bannockburn, Illinois 60015

After Recording
Mail to: *Kendra Bliers*
320 E 215th ST UNIT 202
Chgo, IL 60616

Send Subsequent
Tax Bills to: *Kendra Bliers*
320 E 215th ST. UNIT 202
Chgo IL. 60616



# 0000049200	REAL ESTATE TRANSFER TAX
	0008750
	FP 102810



# 0000001854	REAL ESTATE TRANSFER TAX
	0017500
	FP 102804

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EXHIBIT A

Unit 202 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 Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Grantor also hereby grants to Grantee, 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, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

Common Address: 320 E. 21st Street, Chicago, IL
PIN: 17-22-315-018-0000
17-22-315-059-0000
17-22-315-062-1002