

UNOFFICIAL COPY

4404329 (1/1)
**SPECIAL
WARRANTY
DEED**

2-4
GIT



Doc#: 1103847030 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/07/2011 02:55 PM Pg: 1 of 3

THIS INDENTURE, is executed and delivered as of January 20, 2011 between **LOACQ, L.L.C.**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois, whose business address is 3740 W. North Ave., Chicago, IL 60647, party of the first part, and Richard Bresson, *as a single unmarried man,*

party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 - - - - (\$10.00) - - - - Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to: See Exhibit B attached hereto and made a part hereof

THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION

Together with all and singular 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 the party of the first part, either in law or in 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 party of the second part, its heirs and assigns forever.

Party of the first part also hereby grants to the party of the second part, 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 party of the first part 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.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, 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 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 FOREVER DEFEND.

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Exhibit A – Legal Description

UNIT 515 AND PARKING SPACE P-03 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OPERA LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0733815135, AS AMENDED FROM TIME TO TIME, IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Commonly known as 2545 S. Dearborn, Chicago, Illinois 60616

P.I.N. 17-28-237-035-1093; 17-08-237-035-1124

*Prepared by
Katherine Platt
65 E Wacker Dr.
2300
Chicago, IL 60601
Mail to: Richard Bresson
2545 S. Dearborn
515
Chicago, IL 60616*

CITY TAX

CITY OF CHICAGO



JAN. 28. 11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000009906

REAL ESTATE TRANSFER TAX
0244875
FP 103018

STATE TAX

STATE OF ILLINOIS



JAN. 28. 11


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000020501

REAL ESTATE TRANSFER TAX
0032650
FP 103014

CITY TAX

CITY OF CHICAGO



JAN. 28. 11


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000009907

REAL ESTATE TRANSFER TAX
0097950
FP 103018

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 28. 11

REVENUE STAMP

0000051744

REAL ESTATE TRANSFER TAX
0016325
FP 103017

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Exhibit B

Permitted Exceptions

1. General real estate taxes not yet due and payable and delinquent real estate taxes that the Title Company has insured over;
2. Special taxes or assessments and unconfirmed special assessments;
3. Easements, covenants, restrictions, ordinances, agreements, conditions and building lines of record; including, without limitation, any agreement affecting the development or the construction of residential dwelling units in the Development;
4. Terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto;
5. Applicable zoning and building laws and ordinances;
6. Public and quasi-public utility easements, if any;
7. Purchaser's mortgage, if any;
8. Plats of dedication and plats of subdivision and covenants thereon;
9. Acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser;
10. Liens and other matters of title over which the Title Company is willing to insure without cost to Purchaser;
11. Encroachments, if any;
12. Installments due after the Closing for assessments established under the Declaration; and
13. Provisions of the Condominium Property Act of Illinois.