

4403802 17



WARRANTY DEED

The Grantor, VB 1224 LOFTS, LLC, an Illinois limited liability company duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, and pursuant to authority given by the Managers of said Company, CONVEYS and WARRANTS to: JACKSON 52 LLC, an Illinois limited liability company, of 12 Salt Creek Lane, Suite 200, Hinsdale, Illinois 60521, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Doc#: 1104747011 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/16/2011 09:57 AM Pg: 1 of 3

SEE ATTACHED LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

(ABOVE SPACE FOR RECORDER'S USE ONLY)

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

Permanent Real Estate Index Numbers: 17-17-117-041-0000 (underlying); 17-17-117-042-1208 (Unit 620); 17-17-117-042-1229 (Unit 710); 17-17-117-042-1233 (Unit P-8); 17-17-117-042-1234 (Unit P-9)

Address of Real Estate: 1224 W. Van Buren St., Units 209, 300, 323, 400, 418, 425, 503, 505, 507, 605, 607, 608, 620, 706, 710, 725, 817, 819, P-7, P-8, P-9, P-10, P-12 P-13, P-18, P-29, P-36, P-37, P-38, P-39, P-40, P-41, P-52, P-54, P-55, P-67, P-75 and P-125 Chicago, Illinois 60607

Dated this 10th day of February, 2011.

VB 1224 LOFTS LLC,
an Illinois limited liability company

By: [Signature]
James M. Engel, Manager of
Van Buren Development L.L.C., its Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid CERTIFY THAT James M. Engel, personally known to me to be the Manager of Van Buren Development L.L.C., an Illinois limited liability company, which company is known to me to be the Manager of VB 1224 Lofts, LLC, an Illinois limited liability company, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.


Given under my hand and official seal this 10th day of February, 2011.
[Signature]
OFFICIAL SEAL
VICKI J. BROOKS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/27/13

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This instrument was prepared by: Gael Morris, Lawrence, Morris & Maldonado 2835 N. Sheffield, Chicago IL 60657
Mail to: Timothy S. Breems, Ruff, Weidenaar & Reidy, Ltd., 222 N La Salle St Ste 700, Chicago, IL 60601
Name and Address of Taxpayer: JACKSON 52 LLC, 12 Salt Creek Lane, Suite 200, Hinsdale IL 60521


UNOFFICIAL COPY

Property of Cook County Clerk's Office

CITY OF CHICAGO
 CITY TAX

 FEB.14.11
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


0000009969

REAL ESTATE TRANSFER TAX
0525300
FP 103018

STATE OF ILLINOIS
 STATE TAX

 FEB.14.11
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000000555

REAL ESTATE TRANSFER TAX
0175100
FP 103014

CITY OF CHICAGO
 CITY TAX

 FEB.14.11
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000009968

REAL ESTATE TRANSFER TAX
1313250
FP 103018

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 FEB.14.11
 REVENUE STAMP

0000051798

REAL ESTATE TRANSFER TAX
0087550
FP 103017

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION:**

UNITS 209, 300, 323, 400, 418, 425, 503, 505, 507, 605, 607, 608, 620, 706, 710, 725, 817, 819, P-7, P-8, P-9, P-10, P-12, P-13, P-18, P-29, P-36, P-37, P-38, P-39, P-40, P-41, P-52, P-54, P-55, P-67, P-75 AND P-125 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VB 1224 LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0710015038, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO:

REAL ESTATE TAXES FOR THE YEARS 2010 AND 2011;

LEASES;

ENCROACHMENT OF BALCONIES LOCATED MAINLY ON THE SUBJECT LAND OVER AND ONTO THE PROPERTY NORTH AND SOUTH AS DISCLOSED BY SURVEY ATTACHED TO CONDOMINIUM DECLARATION;

TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN EASEMENT AGREEMENT RECORDED SEPTEMBER 23, 1983 AS DOCUMENT 26792111; and RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT;

ENVIRONMENTAL DOCUMENT FOR THE TRANSFER OF REAL PROPERTY RECORDED MAY 5, 1998 AS DOCUMENT NO. 98389087;

ENCROACHMENT OF THE NORTHEAST CORNER BRICK LOCATED MAINLY ON PARCEL 1 OF THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.23 FEET, AS SHOWN ON PLAT OF SURVEY PREPARED BY CERTIFIED SURVEY, INC., DATED FEBRUARY 5, 2005 ORDER NO. 050225(Z);

ADVERSE ENCROACHMENT OF THE 7 STORY BRICK BUILDING LOCATED MAINLY ON THE PROPERTY WEST AND ADJOINING ONTO THE SUBJECT LAND BY THE FOLLOWING: (A) THE BUILDING IS 0.10 FEET EAST AT GROUND. (B) THE BUILDING IS 0.07 FEET EAST. AS SHOWN ON PLAT OF SURVEY PREPARED CERTIFIED SURVEY, INC., DATED FEBRUARY 5, 2005 ORDER NO. 050225(Z);

COVENANTS AND RESTRICTIONS CONTAINED IN THE DOCUMENT RECORDED AS NO. 0620134067, RELATING TO WATER AND SEWER SERVICE;

EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE, INGRESS AND EGRESS AS CONTAINED IN THE DOCUMENT RECORDED AS NO. 0701745058;

TERMS, PROVISIONS, COVENANTS, RESTRICTIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0710015038, AND AS AMENDED FROM TIME TO TIME; AND

ANY OTHER MATTERS AS TO WHICH TITLE INSURER IS WILLING TO WAIVE OR INSURE OVER BY ENDORSEMENT IN A MANNER SATISFACTORY TO THE PURCHASER.

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. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH HEREIN.