



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: RACINE LOFT 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#: 1104747019 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/16/2011 10:00 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), 17-17-117-042-1152 (unit P-102), and 17-17-117-042-1184 (unit P-150)

Address of Real Estate: 1224 W. Van Buren St., Units 707, 708, 713, 714, 715, 719, 721, 726, 800, 803, 804, 805, 806, 807, 808, 815, 818, 823, P-71, P-73, P-78, P-79, P-80, P-102, P-123, P-136, P-138, P-144, P-146, P-147 and P-150, Chicago, Illinois 60607

Dated this 10th day of February, 2011.

VB 1224 LOFTS LLC, an Illinois limited liability company

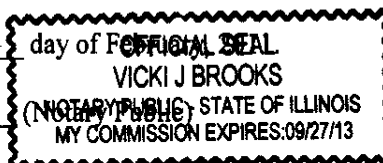
By: James M. Engel, Manager of Van Buren Development L.L.C., its Manager

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

Vicki J Brooks



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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: Racine Loft LLC, 12 Salt Creek Lane, Suite 200, Hinsdale IL 60521

UNOFFICIAL COPY

Property of Cook County Clerk's Office

CITY TAX

CITY OF CHICAGO



FEB. 14. 11


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009970

REAL ESTATE TRANSFER TAX
12870.00
FP 103018

STATE TAX

STATE OF ILLINOIS



FEB. 14. 11


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000557

REAL ESTATE TRANSFER TAX
01716.00
FP 103014

CITY TAX

CITY OF CHICAGO



FEB. 14. 11


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009973

REAL ESTATE TRANSFER TAX
05148.00
FP 103018

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. 14. 11

REVENUE STAMP

0000051800

REAL ESTATE TRANSFER TAX
00858.00
FP 103017

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

UNITS 707, 708, 713, 714, 715, 719, 721, 726, 800, 803, 804, 805, 806, 807, 808, 815, 818, 823, P-71, P-73, P-78, P-79, P-80, P-102, P-123, P-136, P-138, P-144, P-146, P-147 AND P-150 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;

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. 98369087;

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.