



Doc#: 1110149039 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/11/2011 11:32 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

This Indenture, made this 31st day of March, 2011, between K3H, LLC, created and existing under and by virtue of the laws of the State of Oregon and duly authorized to transact business in the State of Illinois, party of the first part, and Fulton Racine 1154 LLC, an Illinois limited liability company, 305 N. Racine, Chicago Illinois 60607, party of the second part.

Witnessed, that the said party of the first party, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second party, the receipt whereof is hereby acknowledged, by these present does remise, release, alien and convey unto the said party of the second party, and to its 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:

Units C-1 and C-2 in the 1150 W. Fulton Condominium as delineated and defined in the Declaration recorded as Document No. 0021166414 as amended from time to time, together with its undivided percentage interest in the common elements, in Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois



Subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Numbers(s): 17-08-408-013-1001 and 17-08-408-013-1002

Address of Real Estate: 1150-54 W. Fulton Street/305 N. Racine, Unit C-1 and C-2, Chicago, Illinois 60607

Dated this 31st day of March, 2011

FREEDOM TITLE CORP. 3/15
6713016

<p>STATE TAX</p> <p>STATE OF ILLINOIS</p>  <p>APR.-9.11</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 0000013966</p> <p>REAL ESTATE TRANSFER TAX</p> <p>0055000</p> <p>FP 103043</p>	<p>COUNTY TAX</p> <p>COOK COUNTY</p> <p>REAL ESTATE TRANSACTION TAX</p>  <p>APR.-8.11</p> <p>REVENUE STAMP</p> <p># 0000013834</p>	<p>REAL ESTATE TRANSFER TAX</p> <p>0027500</p> <p>FP 103046</p>
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UNOFFICIAL COPY

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anyway 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 said 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their 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 will warrant and forever defend.

In witness whereof, said party of the first part has caused its seal to be hereunto affixed, and has caused its name to be signed to these present by its Manager, the day and year first above written.

K3H, LLC

BY: *Jerry Jerome Cedecici*
MANAGER *by Jeremy H. Appleby e/p*

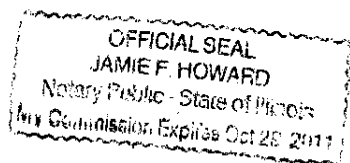
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that *Jerry Jerome Cedecici* personally known to me to be the Manager of K3H, LLC, an Illinois limited liability company, and personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company.

Given under my hand and official seal this 31st day of March, 2011.

Jamie Howard
NOTARY PUBLIC



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Prepared by: Sidney H. Axelrod
33 N. LaSalle Street, Suite 3200
Chicago, IL 60602

Mail to: *Fulton Racine 1154 LLC*
305 Racine
Chicago, IL 60607.

Name and Address
of Taxpayer:

Fulton Racine 1154 LLC
305 Racine
Chicago, IL 60607.

City of Chicago
Dept. of Revenue
610657



Real Estate
Transfer
Stamp

\$5,775.00

4/7/2011 12:38
dr00766

Batch 2,672,476

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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FREEDOM TITLE CORPORATION

2260 HICKS ROAD, SUITE 415, ROLLING MEADOWS, IL 60008

PHONE (847)797-9200 FAX (847)797-8150

Issuing Agent for
CHICAGO TITLE INSURANCE COMPANY

**LOAN POLICY (1992)
SCHEDULE A (CONTINUED)**

ORDER NUMBER: 6713016

POLICY NUMBER:

PROPERTY DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

UNITS C-1 AND C-2 IN THE 1150 W. FULTON CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0021166414 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office