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received 1st
SPECIAL WARRANTY DEED
(Corporation to Individual)



Doc#: 1128704003 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/14/2011 08:33 AM Pg: 1 of 4

THIS AGREEMENT, made as of the 14 day of September, 2011, between Agora Michigan Avenue LLC, an Illinois limited liability company, as GRANTOR, and Jorge C. Pomareda and Beata J. Wolankiewicz-Pomareda, husband and wife, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, of 6969 North Ashland, Chicago, Illinois 60626, as GRANTEE, WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

BJW

11-02960 113PT

SEE ATTACHED EXHIBIT A

PIN#: 17-27-110-035-1049 (Unit 505)
17-27-110-035-1099 (Unit P-51)

Address of Real Estate: 2303 South Michigan Avenue, Units 505 and P-51, Chicago, Illinois

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 thereon, 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 said premises as above described.

THE ABOVE SPACE FOR
RECORDER'S USE ONLY

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE, 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 DEFEND, subject to those exceptions set forth on attached **Exhibit B**.

GRANTOR also hereby grants to the GRANTEE, its successors and assigns rights and easements appurtenant to the subject unit described herein, 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, rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all easements, covenants, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration recited and stipulated at length herein.

City of Chicago
Dept. of Revenue
615682



Real Estate
Transfer
Stamp
\$3,990.00

9/29/2011 8:59
dr00198

Batch 3,595,516

77319106
When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

Handwritten signature and initials

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IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed the day and year first above written.

Agora Michigan Avenue LLC,
an Illinois limited liability company

By: Agora Realty, Ltd.
an Illinois corporation, its member,

By: *Susan Haerr Zucker*
Name: Susan Haerr Zucker
Its: President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan Haerr Zucker, personally known to me to be the President of Agora Realty Ltd., member of Agora Michigan Avenue LLC, and personally known 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 she signed, sealed and delivered said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of September, 2011.

(SEAL)


Notary Public

This document was prepared by:

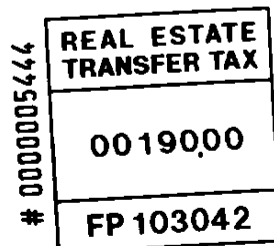
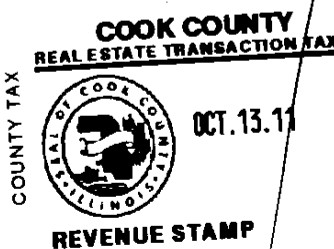
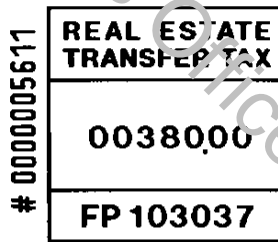
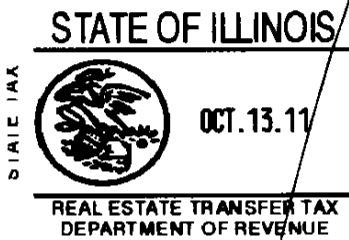
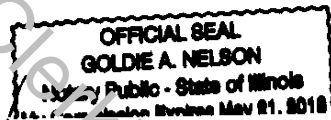
Steven H. Blumenthal, Esq.
Much Shelist
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

~~Mail recorded document to:~~

~~Yvonne L. DelPrincipe, Esq.
Prendergast & DelPrincipe
3540 West 95th Street
Evergreen Park, Illinois 60805~~

Send subsequent tax bills to:

Jorge and Beata Pomareda
2303 South Michigan Avenue, Unit 505
Chicago, Illinois 60616



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EXHIBIT A

PARCEL A:

UNIT NO. 505 AND PARKING UNIT P-51 IN MOTOR ROW LOFTS AT 2301 – 2315 SOUTH MICHIGAN AVENUE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0811922074 AS AMENDED FROM TIME TO TIME, IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH 75.00 FEET OF LOT 2 EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO USE THE WESTERLY HALF OF THE SKYBRIDGE DESCRIBED AS FOLLOWS: AS CREATED BY DECLARATION OF PARTY WALL RIGHTS AND SKYBRIDGE MAINTENANCE AGREEMENT DATED AS OF MARCH 21, 2006 AND RECORDED MARCH 23, 2006 AS DOCUMENT 0608233172: ANY AND ALL RIGHT, TITLE AND OR UNDIVIDED INTEREST IN AND TO THE FOUR (4) STORY COVERED BRIDGE OR PASSAGEWAY ("SKYBRIDGE"), APPROXIMATELY FOURTEEN (14) FEET IN WIDTH, OVER AND ACROSS THE NORTH/SOUTH TWENTY (20) FOOT PUBLIC ALLEY IN BLOCK BOUNDED BY SOUTH MICHIGAN AVENUE, EAST 23RD STREET, SOUTH INDIANA AVENUE AND EAST 24TH STREET, CONNECTING THE SECOND (2ND), THIRD (3RD), FOURTH (4TH) AND FIFTH (5TH) FLOORS OF THE PREMISES COMMONLY KNOWN AS 2301-2309 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS WITH THE CORRESPONDING FLOORS OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS, SUBJECT TO ALL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THE ORDINANCES OF THE CITY OF CHICAGO, AND THE DIRECTIONS OF THE COMMISSIONER OF STREETS AND SANITATION, THE COMMISSIONER OF BUILDINGS, THE COMMISSIONER OF TRANSPORTATION AND THE DIRECTOR OF REVENUE OF THE CITY OF CHICAGO, AND FURTHER SUBJECT TO ANY AND ALL RIGHTS OF THE ADJOINING OWNER OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS IN AND TO THE SKYBRIDGE.

PARCEL 3:

LOT 2 (EXCEPT THE NORTH 75 FEET THEREOF) AND THE NORTH ½ OF LOT 3 (EXCEPT PORTIONS OF SAID LOTS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEES SUBDIVISION OF THE WEST ½ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

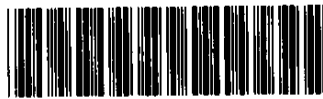
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL A, AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS FOR MOTOR ROW LOFTS CONDOMINIUM BUILDING, 2301-2315 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS, RECORDED APRIL 28, 2008 AS DOCUMENT NUMBER 0811922075 AS AMENDED FROM TIME TO TIME.

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EXHIBIT B

Subject to general real estate taxes not due and payable at the time of closing; special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances and other ordinances of record; encroachments, if any, provided grantor causes the title company to insure grantee against any loss arising from same; easements; agreements, conditions, covenants, building lines and restrictions of record; acts done or suffered by grantee or anyone claiming by, through or under grantee.

Property of Cook County Clerk's Office



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