

UNOFFICIAL COPY

DEED OF CONVEYANCE



<p align="center">6 NORTH THROOP CONDOMINIUM DEED</p> <p>THIS INDENTURE, made this 3rd day of February, 2012, between West Loop 1300 LLC, with a mailing address c/o Jason Vondrachek; 1 S. Racine Unit 1, Chicago, Illinois 60607, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Matthew Null and Lyndsey Brooke Null, husband and wife as tenants by the entirety, party of the second part.</p>	<p align="right">Doc#: 1205212041 Fee: \$68.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 02/21/2012 10:13 AM Pg: 1 of 4</p> <p align="right">STEWART TITLE COMPANY 2055 West Army Trail Road, Suite 110 Addicks, IL 60101 630-889-4000</p>
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831037

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 valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Manager of said company, by these presents does CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 4S IN THE 6 NORTH THROOP CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

SEE ATTACHED LEGAL DESCRIPTION

Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor 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, 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, it WILL WARRANT AND DEFEND, subject to: (i) general real estate taxes for 2011 and subsequent years; (ii) applicable zoning and building laws and building line restrictions, and ordinances; (iii) all rights, easements, restrictions, conditions, and reservations of record or contained in the Declaration and a reservation by 6 North Throop Condominium Association to itself and its successors and assigns, for the benefit of all Unit Owners (as such term is defined in the Declaration); (iv) utility easements of record; (v) the Condominium Property Act of Illinois (the "Act"); (vi) acts done or

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suffered by the Grantee or anyone claiming by, through or under the Grantee; (vii) streets and highways, if any; and (viii) such other matters as to which the title insurer commits to insure Grantee against loss or damage.


The tenant of the Unit either waived or failed to exercise the right of first refusal with respect to the subject Unit.

Permanent Real Estate Index Number: 17-08-336-035-0000

Address of real estate: 6 North Throop Unit 4S, Chicago, IL 60607

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB. 10. 12


REVENUE STAMP

0000001883

REAL ESTATE TRANSFER TAX
00286.50
FP 102810

STATE OF ILLINOIS

STATE TAX



FEB. 10. 12

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004033

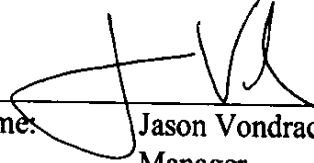
REAL ESTATE TRANSFER TAX
00573.00
FP 102804

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IN WITNESS WHEREOF, Jason Vondrachek, as manager of West Loop 1300 LLC has executed this instrument as of the day and year first above written.

WEST LOOP 1300 LLC

By: 
Name: Jason Vondrachek
Its: Manager

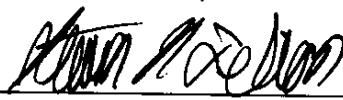
This instrument was prepared by:		
Robert D. Lattas, Esc.		
2220 West North Avenue		
Chicago, Illinois 60647		
After Recording Mail to:		Send Subsequent Tax Bills To:
MATTHEW Null		
6 N THROOP ST UNIT 415		
Chicago IL 60607		

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Robert D. Lattas, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jason Vondrachek, as Manager of West Loop 1300 LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of said company, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3 day of ~~December, 2011~~ February 2012




Notary Public

City of Chicago
Dept. of Finance
618567



Real Estate
Transfer
Stamp
\$6,016.50

2/6/2012 15:26
dr00762

Batch 4,130,353

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File Number: TM303068

LEGAL DESCRIPTION

Parcel 1: Unit 4S together with its undivided percentage interest in the common elements in the 6 North Throop Condominiums, as delineated and defined in the Declaration recorded as document number 1136345018, in the South West 1/4 of Section 8, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of Parking Space P-2, a Limited Common Element as delineated on a survey to condominium recorded as document number 1136345018.

Commonly known as: 6 North Throop Street
Condo 4S
Chicago IL 60607

PIN/Tax Code: 17-08-336-035

Property of Cook County Clerk's Office