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Doc#: 1209718048 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/06/2012 02:42 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

① GNT # 11-0190EA

PT# GN-1203-00373

THIS INDENTURE, made this 2nd day of April, 2012 between Jackson 52 LLC, an Illinois limited liability company, 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, Grantor, and Marcus Horan, Grantee, having an address of 770 W. Gladys Street, Chicago, IL 60661.

*AN UNMARRIED MAN
WGR by MBS atty in fact*

WITNESSETH, that Grantor, for and in consideration of the sum of TEN Dollars (\$10.00) in hand paid by Grantees, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said Grantee all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

Address of Real Estate: 1224 W. Van Buren Street, Unit 425, Chicago, IL 60607
Permanent Real Estate Index Number: 17-17-117-041-0000

Grantor warrants and covenants to Grantee and its successors and assigns, that Grantor has not made, done, executed or suffered any act or thing whereby the above described premises, or any part thereof, has become encumbered by or through Grantor.

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any, party wall rights and agreements, existing leases and tenancies, acts done by or suffered through Buyer; and general real estate taxes for the year 2011.

TO HAVE AND TO HOLD said premises forever together with all the hereditaments and appurtenances thereunto.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its officer the day and year first above written.

Jackson 52 LLC,
an Illinois limited liability company,

By: *William G. Ryan*
Name: William G. Ryan
Title: Member

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SC
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STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that William G. Ryan, Member of Jackson 52 LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member of Jackson 52 LLC, an Illinois limited liability 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 Jackson 52 LLC, an Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of March, 2012.

[Signature] (Notary Public)

Prepared By:
Michael B. Bregman
Ruff, Weidenaar & Reidy, Ltd.
222 North LaSalle Street, Suite 700
Chicago, Illinois 60601



Mail To: Mark Rubin
3330 Dunlap St
Northbrook, IL 60062

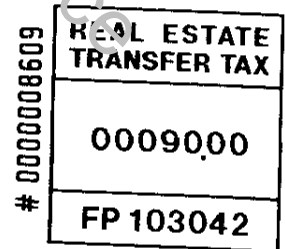
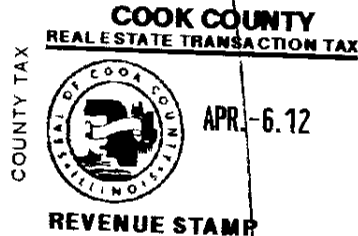
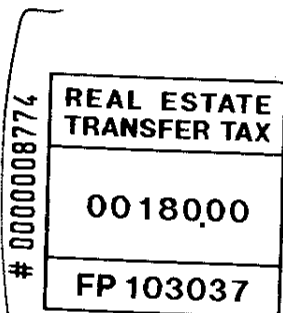
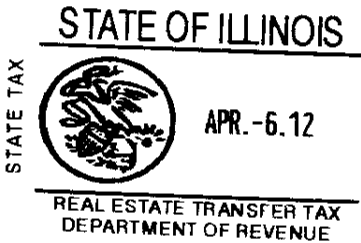
Name and Address of Taxpayer:
Matthew Horgan
1224 W. Van Buren St # 425
Chicago, IL 60607

City of Chicago
Dept. of Finance
620040

4/6/2012 12:16
DR18415



Real Estate
Transfer
Stamp
\$1,890.00
Batch 4,397,665



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EXHIBIT A

LEGAL DESCRIPTION

UNIT 425 TOGETHER WITH ITS 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 $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1224 W. Van Buren Street, Unit 425, Chicago, IL 60607

PINs: 17-17-117-041-0000

Property of Cook County Clerk's Office