



Doc#: 1225831057 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/14/2012 12:40 PM Pg: 1 of 4

SPECIAL WARRANTY DEED

① PT# GN-1207-00610
GNT# 11-0190ZA

THIS INDENTURE made this 8th day of August, 2012 between Foxford City 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 VB 1224 Lofts Condominium Association, an Illinois not-for-profit corporation, Grantee, having an address of 750 Lake Cook Road, Suite 350, Buffalo Grove, IL 60089.

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 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 P-35, Chicago, IL 60607
Permanent Real Estate Index Numbers: 17-17-117-041-0000 (underlying)
17-17-117-043-0000 (new underlying)

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 2012.

The subject parcel shall be owned by VB 1224 Lofts Condominium Association and used exclusively by the unit owners for residential purposes.

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

Exempt under provisions of Par. E Sec. 200/31-45, Real Estate Transfer Tax Act.

9/13/12
Date

John P. Waller as agent
Agent

UNOFFICIAL COPY

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.

Foxford City LLC,
an Illinois limited liability company,

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

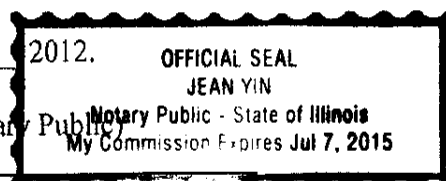
STATE OF Illinois)

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 Foxford City 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 Foxford City 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 Foxford City LLC, an Illinois limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of August

Jean Yin
(Notary Public)



Prepared By:
Jennifer M. Breems
Ruff, Weidenaar & Reidy, Ltd.
222 North LaSalle Street, Suite 700
Chicago, Illinois 60601

City of Chicago
Dept. of Finance
628078

9/14/2012 11:57
dr00155



Real Estate
Transfer
Stamp
\$0.00
Batch 5,273,484

Mail To:
Paul Fosco
FULLETT ROSENBLAND ANDERSON PC
430-440 TELSER ROAD
LAKE ZURICH, IL 60047

Name and Address of Taxpayer:
VB 1224 LOFTS CONDOMINIUM ASSOCIATION
1224 W. VAN BUREN
CHICAGO, IL 60607
ATTN: MANAGEMENT OFFICE

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT P-35, 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 ¼ 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 P-35, Chicago, IL 60607

PINs: 17-17-117-041-0000 (underlying)
17-17-117-043-0000 (new underlying)

Property of Cook County Clerk's Office

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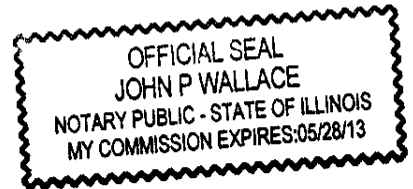
STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Sept 14, 2012

Signature: [Handwritten Signature]
Grantor of Agent

Subscribed and sworn to before me
By the said AGENT
This 14, day of Sept, 2012
Notary Public John P. Wallace

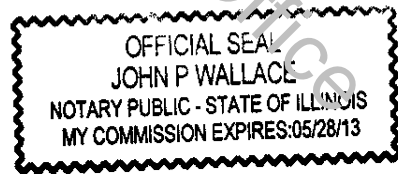


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date Sept 14, 2012

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said AGENT
This 14, day of SEPT, 2012
Notary Public John P. Wallace



Note: Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)