

UNOFFICIAL COPY



Doc#: 1235541114 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/20/2012 11:50 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR, SOUTH MICHIGAN AVENUE LOFTS, LLC an Illinois Limited Liability Company, of the City of Chicago, State of Illinois, for and in consideration of the sum of TEN (\$10.00) and 00/100 DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO: Sergio Vargas, of 1305 S. Michigan Avenue, Unit 1708, Chicago, IL 60605 ("Grantees"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(above space for recorder only)

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 17-22-105-045-1391

STC 652109
Loft 1

Address of Real Estate: 1305 S. Michigan Avenue, GU-189, Chicago, Illinois 60605

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements, including, without limitation, view corridor easements or restrictive covenants; (5) encroachments, covenants, conditions, restrictions, and agreements of record, certain unrecorded license agreements and railroad rights of way, reservations, easements and rights, provided none of the foregoing materially adversely affect Grantee's quiet use and enjoyment of the Unit(s) as a residential condominium; (6) the Declaration and other project documents, and any amendments and exhibits thereto; (7) the provisions of the Illinois Condominium Property Act; (8) acts done or suffered by Grantee, or anyone claiming, by, through, or under Grantee; (9) Central Station Redevelopment Agreement and any amendments and exhibits thereto; (10) conditions and provisions of the Near South Tax Increment Financing Redevelopment Project Area; (11) the terms and conditions of the Special Service Area Ordinance; and (12) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

STEWART TITLE COMPANY
2055 West Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its authorized agent on

November 16, 2006. 2012

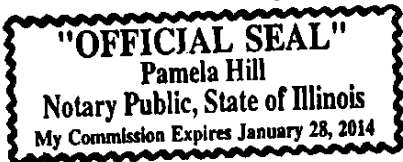
South Michigan Avenue Lofts, LLC,
BY: EDC South Michigan Avenue Lofts, LLC, a Manager,
By: EDC Management, Inc.,
Its: Manager


BY: 
Ronald B. Shipka, Jr., Its President

State of Illinois)
) ss
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Ronald B. Shipka, Jr., the President of EDC Management, Inc., the Manager of EDC South Michigan Avenue Lofts, LLC, the Manager of SOUTH MICHIGAN AVENUE LOFTS, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as Manager of said company, for the uses and purpose therein set forth.

Given under my hand and official seal, this 16 day of November, 2006. 2012.




Notary Public

This Instrument was prepared by:


Brown, Udell & Pomerantz, 1332 N. Halsted St. Suite 100, Chicago, IL, 60622.



Mail to:

Sergio Vargas
1305 S. Michigan Ave.
#1708
CHICAGO, IL 60605

Send subsequent tax bills to:

Sergio Vargas
1305 S. Michigan Ave.
#1708
CHICAGO, IL 60605

REAL ESTATE TRANSFER	12/11/2012
 CHICAGO:	\$112.50
CTA:	\$45.00
TOTAL:	\$157.50
17-22-105-045-1391 20121101603280 GPN51W	

REAL ESTATE TRANSFER	12/11/2012
 COOK	\$7.50
 ILLINOIS:	\$15.00
TOTAL:	\$22.50
17-22-105-045-1391 20121101603280 9GC63R	

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LEGAL DESCRIPTION

PARCEL 1:

GARAGE UNIT GU-189 IN THE LOFTS AT MUSEUM PARK CONDIMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 3,4,5,6,7,8,9 AND LOT 10 (EXCEPT THAT PART HEREOF LYING ABOVE A HORIZONTAL PLANE OF +14.10 CITY OF CHICAGO DATUM, AND LYING BELOW A HORIZONTAL PLANE OF 23.60 CITY OF CHICAGO DATUM) IN BLOCK 3 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL OF ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

AND

THAT PART OF LOTS 1 AND 2 LYING ABOVE A HORIZONTAL PLANE OF +68.98 CITY OF CHICAGO DATUM, IN THE WEST 130 FEET OF BLOCK 3 IN THE SUBDIVISION BY THE EXECUTORS OF THE LAST WILL OF ELIZA GARRETT OF A TRACT OF LAND IN THE NORTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY SOUTH MICHIGAN AVENU LOFTS, LLC, AN ILLINOIS LIMITED LIABILITY, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 0603732105, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY THE GRANT OF EASEMENT RECORDED AUGUST 18, 2003 AS DOCUMENT 0322745060.

COMMONLY KNOWN AS: 1305 S. Michigan Avenue, GU-189, Chicago, Illinois 60605

PIN: 17-22-105-045-1391