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1999-02-16 13:21:05

Cook County Recorder 27.00

SPECIAL
WARRANTY
DEED

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The above space reserved for Recorder's use only.

THIS INDENTURE, made this 29th day of January, 1999, between the **SEWING MACHINE EXCHANGE LOFTS, L.L.C.**, an Illinois Limited Liability Company, duly authorized to transact business in the State of Illinois, party of the first part, and **KEVIN A. SHAW and KAREN R. SHAW**, husband and wife, of 1212 S. Michigan Avenue, #1006, Chicago, Illinois, 60605, not as joint tenants or tenants in common **but as tenants by the entirety**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto.

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 thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns forever.

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 those exceptions listed on Exhibit A attached hereto.

IN WITNESS WHEREOF, said, party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents, the day and year first above written.

BOX 333-CTI

UNOFFICIAL COPY

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CO. NO. 016
2 8 6 2 0 6

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

FEB 12 '99 DEPT. OF REVENUE 2 4 0 0 0

P.B. 10686

3 1 4 5 7

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP FEB 12 '99 1 2 0 0 0

P.B. 11427

★ 0 7 4 4 0 2 ★

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB 12 '99 9 0 0 0 0

P.B. 11187

★ 0 7 4 4 0 3 ★

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE FEB 12 '99 9 0 0 0 0

P.B. 11187

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SEWING MACHINE EXCHANGE LOFTS, L.L.C.,
an Illinois Limited Liability Company

99152749

By: Al O'Donnell

Name: Al O'Donnell

Title: Authorized Signatory

This instrument was prepared by: Bennett R. Klasky, Esq., Bennett R. Klasky & Associates, 555 Skokie Boulevard, Suite 500
Northbrook, Illinois 60062

MAIL TO: **Kevin A. and Karen R. Shaw**, Unit 107, 1826-G South Michigan Avenue, Chicago, Illinois 60616

SEND SUBSEQUENT TAX BILLS TO: **Kevin A. and Karen R. Shaw**
Unit 107, 1826-G South Michigan Avenue
Chicago, Illinois 60616

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I Bennett R. Klasky, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Al O'Donnell personally known to me to be the Authorized Signatory for the SEWING MACHINE EXCHANGE LOFTS, L.L.C., an Illinois Limited Liability Company 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 as such Authorized Signatory for the SEWING MACHINE EXCHANGE LOFTS, L.L.C., an Illinois Limited Liability Company, he signed and delivered the said instrument, pursuant to authority, given by the Managing Members as well as all of the other Members of the limited liability company as their free and voluntary act, and the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of January, 1999.

Commission expires: 2-23-02

Bennett R. Klasky
Notary Public
Seal

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EXHIBIT A
LEGAL DESCRIPTION

99152749

PARCEL 1:

UNIT NUMBER 107 IN THE SEWING EXCHANGE TOWNHOME CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 7 IN THE SUBDIVISION OF BLOCKS 6, 7, 8, 9, AND 10 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF BLOCK 2 IN WILLIAM JONES' ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99018235, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE PATIO AND PARKING SPACE T-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99018235.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS 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.

Subject to: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions agreements, conditions and building lines of record and party wall rights; (d) the Act; (e) the Plat; (f) terms, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, if any; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by Judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Chicago Title Insurance Company is willing to insure without cost to Purchaser and (n) encroachments, if any.

COMMON ADDRESS: **Unit 107, 1826-G South Michigan Avenue**
 Chicago, Illinois 60616

P.I.N.: 17-22-306-026-0000; 17-22-306-027-0000; 17-22-306-028-0000 (underlying)