

UNOFFICIAL COPY

00633194

2000-08-17 15:19:27
Cook County Recorder 25.00



Deed
IL 0012970
Abstract

WARRANTY DEED

THE GRANTOR

Park Tower, L.L.C., a 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, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, GRANTS, WARRANTS and CONVEYS to

Hollis B. Hines
a widow
1517 North Dearborn, Unit 2, Chicago, Illinois 60610

See Exhibit A attached hereto and made a part hereof (the "Real Estate").

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 Real Estate set forth in that certain 800 North Michigan Condominium Declaration or Condominium ("Declaration") 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.

Together with all and singular the hereditments and appurtenances thereto 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 Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Real Estate as above described, with the appurtenances, unto Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to Real Estate, it has not done or suffered to be done anything whereby the Real Estate hereby granted are, or may be, in any manner encumbered or charged except for those items listed on Exhibit A attached hereof (the "Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate.

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Daniel Kopp, Esq.
Schwartz, Cooper, Greenberger & Krauss
(Name)
180 North LaSalle Street
(Address)
Chicago, Illinois 60606
(City, State & Zip)

Hollis B. Hines
(Name)
1517 North Dearborn, Unit 2, Chicago, Illinois 60610
(Address) (City, State & Zip)

BOX 333-CTI

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Sole Member this 9th day of August, 2000.

Park Tower, L.L.C,
By: LR Tower, L.L.C., its duly
authorized Manager
By: LR Development Company LLC, its
sole Member

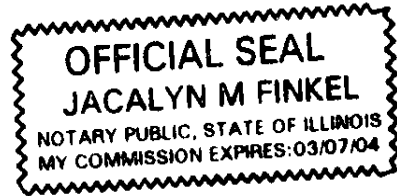
00633194

By: [Signature]
Its: Senior Vice President

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in the County and State aforesaid, **DO HEREBY CERTIFY**, THAT Stephen F. Galler, acting in his capacity as authorized agent of LR Development Company LLC, a Delaware limited liability company, as sole Member of LR Tower, L.L.C., an Illinois limited liability company, as authorized Manager of Park Tower, L.L.C., an Illinois limited liability company, 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 severally acknowledged that he signed, on behalf of said limited liability company, on behalf of said limited liability company, on behalf of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of August, 2000.

[Signature]
NOTARY PUBLIC



Commission expires March 7, 2000

This instrument was prepared by Stephen F. Galler, Esq., 350 W. Hubbard, Suite 301, Chicago, Illinois 60610

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
232657 \$11,422.50
08/11/2000 09:57 Batch 01899 .21



COOK CO. NO. 018 307970
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG 11 '00 DEPT. OF REVENUE 761.50
P.B. 10686

COOK CO. NO. 018 307971
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG 11 '00 DEPT. OF REVENUE 761.50
P.B. 10685

134024
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP AUG 14 '00 761.50
P.B. 11426



PARCEL 1: UNIT NUMBER 3601 IN 800 NORTH MICHIGAN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 7, 8 AND 9 IN THE PARK TOWER SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00584660, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE RIGHT TO THE USE OF PARKING SPACE(S) P-114 LOCATED IN THE "GARAGE PROPERTY" AS DESCRIBED IN AND AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00584657 AS DELINEATED ON THE PLAT OF SURVEY ATTACHED THERETO.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE CS-35, LOCATED IN THE "RESIDENTIAL STORAGE AREA" AS DESCRIBED IN AND AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00584657 AS DELINEATED ON THE PLAT OF SURVEY ATTACHED THERETO.

PARCEL 4: EXCLUSIVE AND NON-EXCLUSIVE EASEMENTS MORE PARTICULARLY DESCRIBED AND DEFINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AND BETWEEN PARK HYATT TOWER ASSOCIATES AND PARK TOWER, L.L.C. RECORDED AS DOCUMENT NUMBER 00584657, WHICH ARE APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID.

This deed is subject to the following permitted exceptions:

- (1) general real estate taxes and assessments not due and payable at the time of closing;
- (2) special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
- (3) the Declaration of Condominium Ownership and By-laws, Easements, Restrictions and Covenants for 800 North Michigan Condominium Association, including all amendments and exhibits thereto;
- (4) the terms and provisions of the Declaration of Covenants, Conditions, Restrictions and Easements and any amendments thereto, provided the terms thereof do not materially, adversely impair the use and enjoyment of the Condominium as a residence or the Parking Space as a parking space for one passenger vehicle;
- (5) public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto and/or the Declaration of Covenants, Conditions, Restrictions and Easements and any amendments thereto, provided no such easements materially, adversely impair the use and enjoyment of the Condominium as a residence or the Parking Space as a parking space for one passenger vehicle;
- (6) covenants, conditions, and restrictions of record which do not materially, adversely impair the use and enjoyment of the Condominium as a residence or the Parking Space as a parking space for one passenger vehicle;
- (7) applicable zoning and building laws, ordinances and restrictions, provided they are not violated by the improvements and do not materially, adversely impair the use and enjoyment of the Condominium as a residence or the Parking Space as a parking space for one passenger vehicle;
- (8) limitations and conditions imposed by the Act;
- (9) encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Condominium as a residence or the Parking Space(s), if any, as a parking space for one passenger vehicle;
- (10) matters over which the Title Company is willing to insure;
- (11) acts done or suffered by or judgments against Grantee or anyone claiming by, through or under Grantee (excluding Grantor or Grantor's agent, employees or contractors);
- (12) Grantee's mortgage, if any; and
- (13) Leases, licenses and management agreements affecting the Parking Space(s), if any, and /or the Common Elements.

Address of the Real Estate: The Park Tower Condominiums
800 North Michigan Avenue, Unit 3601, Chicago, Illinois 60611

PIN#'s: 17-03-231-002; -003; -004; -005; -008 (affects subject property and other land).