

This Instrument Prepared by:  
Jeffrey N. Owen  
Piper Marbury Rudnick & Wolfe  
203 North LaSalle Street  
Suite 1800  
Chicago, Illinois 60601

00087440



After Recording Return to:  
Carla M. Scott  
Foley + Lardner  
330 N. Wabash, Ste 3300  
Chicago, IL 60611

Send Subsequent Tax Bills to:  
John H. Johnson  
18938 Jodi Terrace  
Homewood, IL 60430



19902263 18750

MAIL TO 19902263

SPECIAL WARRANTY DEED

This Indenture is made as of January 14, 2000, between **330 South Michigan Avenue Residential, L.L.C, a Delaware limited liability company ("Grantor")**, whose address is 310 South Michigan Avenue, Suite 2500, Chicago, Illinois 60604, and **John H. Johnson and Laurel Johnson ("Grantee")**.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, husband and wife, ~~as TENANTS BY THE ENTIRETY~~ as Joint Tenants with rights of survivorship ~~not~~ as Tenants In Common, and its successors, heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

See Exhibit A attached hereto and made a part hereof, subject to the Permitted Exceptions (as hereinafter defined).

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the 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 the Declaration were recited and stipulated at length herein.

50

# UNOFFICIAL COPY


**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) the Declaration, including all amendments and exhibits; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any, whether recorded or unrecorded; (h) leases and licenses affecting the Common Elements; (i) covenants, conditions, restrictions, permits, easements and agreements of record; including, without limitation that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements, dated January 3, 2000 recorded as Document Number 00021054 with the Recorder of Deeds of Cook County, Illinois, which Grantee, by acceptance of this conveyance, accepts and ratifies; (j) Redevelopment Agreement with the City of Chicago whether recorded before or after the date hereof; and (k) liens and other matters of title over which Near North National Title Corporation is willing to insure without cost to Grantee (collectively, the "Permitted Exceptions").

**IN WITNESS WHEREOF**, Grantor has signed these presents as of the day and year first above written.

**330 SOUTH MICHIGAN AVENUE  
RESIDENTIAL, L.L.C.** a Delaware limited  
liability company

By:   
Louis D. D'Angelo, President

# UNOFFICIAL COPY

00037110

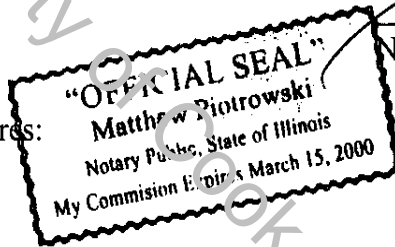
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )


I, Matthew Piotrowski, a Notary Public in and for the County and State aforesaid, do hereby certify that Louis D. D'Angelo, President of 330 South Michigan Avenue Residential, L.L.C., a Delaware 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 acknowledged that he signed and delivered such instrument as his own free and voluntary act, and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.


GIVEN under my hand and notarial seal this 14 day of January, 2000.


  
Notary Public

My Commission Expires:



<b>CITY TAX</b> CITY OF CHICAGO  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	JAN. 27.00	# 0000000454	<b>REAL ESTATE TRANSFER TAX</b>  02857.50  FP326675
---	------------	--------------	---

<b>COUNTY TAX</b> COOK COUNTY REAL ESTATE TRANSACTION TAX  REVENUE STAMP	JAN. 27.00	# 0000000491	<b>REAL ESTATE TRANSFER TAX</b>  00190.50  FP326657
---	------------	--------------	---

<b>STATE TAX</b> STATE OF ILLINOIS  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	JAN. 27.00	# 0000000493	<b>REAL ESTATE TRANSFER TAX</b>  00381.00  FP326703
--	------------	--------------	---

# UNOFFICIAL COPY

00087110

## LEGAL DESCRIPTION

### Parcel 1:

Unit No. 1606 in the 330 South Michigan Avenue Condominiums, as delineated on and defined on the plat of survey of the following described parcel of real estate:

All of Lots 2, 2A, 2A\*, 2G and Lot 3, in 330 South Michigan Subdivision, being a subdivision of part of fractional Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, excepting therefrom that part of Lot 2 aforesaid having as a lower limit a horizontal plane of elevation +264.71 feet, Chicago City Datum, and having as an upper limit a horizontal plane of elevation +276.70 feet, Chicago City Datum, and excepting that part of Lot 2A\* aforesaid having as a lower limit a horizontal plane of elevation +264.71 feet, Chicago City Datum, and having as an upper limit a horizontal plane of elevation +310.00 feet, Chicago City Datum, according to the plat thereof recorded January 7, 2000 as document number 00021051 in Cook County, Illinois.

### Note:

Lots marked thus "\*" are not bound by physical structures and are defined by the horizontal dimensions shown and by the elevation limits posted on said Plat of Subdivision,

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded January 7, 2000 as Document No. 00021064 as amended from time to time, together with its undivided percentage interest in the common elements.

### Parcel 2:

Easement Appurtenant to and for the benefit of Parcel 1 for ingress and egress for passage of passenger vehicles and pedestrians to the garage as granted by the Grant of Easement from 332 South Michigan Avenue Office, L.L.C., a Delaware Limited Liability Company recorded January 7, 2000 as Document Number 00021056 in, over, across and through the easement premises described in said Grant of Easement.

### Parcel 3:

The exclusive right to the use of Parking Space Number P2-01, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

### Parcel 4:

The exclusive right to the use of Imagination Room Number N/A, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

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.

# UNOFFICIAL COPY

SUBJECT TO: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) the Declaration, including all amendments and exhibits; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any, whether recorded or unrecorded; (h) leases and licenses affecting the Common Elements; (i) covenants, conditions, restrictions, easements and agreements of record; including, without limitation that Certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements, dated January 3, 2000 recorded as Document Number 00021054 with the Recorder of Deeds of Cook County, Illinois; Operating Agreement which Grantee, by acceptance of this conveyance, accepts and ratifies; (j) Redevelopment Agreement with the City of Chicago whether recorded before or after the date hereof; and (k) liens and other matters of title over which the Near North National Title Corporation is willing to insure without cost to Grantee.

part of PINs 17-15-107-014, 015 and 016  
Commonly known as Unit 1606  
330 South Michigan Avenue  
Chicago, Illinois 60604

Property of Cook County Clerk's Office