

GEORGE E. COLE FORM NO. 801  
LEGAL FORMS  
February, 1985

**SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)**



CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 23<sup>rd</sup> day of April, 2001 between **1845 S. MICHIGAN, LLC**, a limited liability company duly authorized to transact business in the State of Illinois, party of the first part, and **COLE TAYLOR BANK, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED**

**MARCH 30, 2001 AND KNOWN AS TRUST NO. 01-8997**, party of the second part, of WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part the receipt whereof is hereby acknowledged, and pursuant to authority given by the Managers of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit

**SEE ATTACHED EXHIBIT "A"**

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, its 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, its 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: SEE ATTACHED EXHIBIT "B"

Permanent Real Estate Index Number(s): 17-22-307-009-0000, 12-22-307-010-0000, 17-22-307-011-0000, 17-22-307-012-0000 & 17-22-307-013-0000  
Address(es) of Real Estate: 1845 S. Michigan Avenue, Chicago, Illinois 60616

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 23<sup>rd</sup> day of April, 2001.

1845 S. MICHIGAN, LLC, an Illinois limited liability company  
By: CMK Development Corporation, an Illinois corporation  
Its: Manager

By: \_\_\_\_\_  
Name: Colin M. Kihnke  
Its: President

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

4.24.01  
Date

Colin M. Kihnke  
Buyer, Seller or Representative

**BOX 333-CT**

7914584-Da-Tms/143

4/19

# UNOFFICIAL COPY

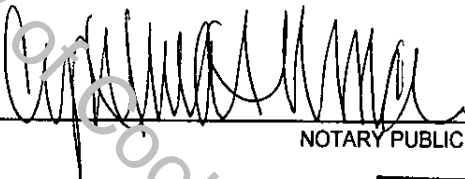
State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Colin M. Kihnke personally known to me to be the President of

CMK Development Corporation, appeared, before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument pursuant to authority, given by the Manager of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal this 23<sup>rd</sup> day of April, 2001

Commission expires 9/13/03

  
\_\_\_\_\_  
NOTARY PUBLIC

OFFICIAL SEAL  
CYNTHIA A WRONA  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. SEPT. 13, 2003

This instrument was prepared by David J. O'Keefe  
Schain, Burney, Ross, & Citron LLP  
222 North LaSalle Street, Suite 1920  
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Mail To: David J. O'Keefe  
(Name)  
222 N. LaSalle Street, Suite 1910  
(Address)  
Chicago, Illinois 60601  
(City, State and Zip)

1845 S. Michigan, LLC  
(Name)  
1637N. Milwaukee Avenue  
(Address)  
Chicago, Illinois 60647  
(City, State, Zip Code)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## EXHIBIT "A"

### Legal Description

#### PARCEL 1:

THE SOUTH 21 FEET OF LOT 3, ALL OF LOTS 4 TO 8, BOTH INCLUSIVE, IN BLOCK 3 IN WILLIAM JONES' ADDITION TO CHICAGO IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 2 AND THE NORTH 4 FEET OF LOT 3 IN BLOCK 3 IN WILLIAM JONES' ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOT 1 IN BLOCK 3 IN WILLIAM JONES' ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1845 S. Michigan Avenue, Chicago, Illinois 60616

Permanent Index Number: 17-22-307-009-0000  
17-22-307-010-0000  
17-22-307-011-0000  
17-22-307-012-0000  
17-22-307-013-0000

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## EXHIBIT "B"

### SUBJECT TO:

1. Real Estate taxes not yet due and payable.
2. Special municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments.
3. Applicable zoning and building laws or ordinances.
4. Provisions of the Illinois Condominium Property Act.
5. Easements, covenants, conditions, agreements, building lines and restrictions of record.
6. Leases and licenses affecting the common elements (as defined in the Declaration).
7. Acts done or suffered by Buyer, or anyone claiming by, through or under Buyer.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 April 23, 2001

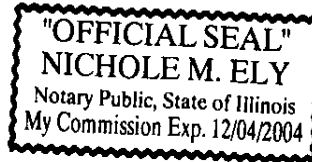
Signature: \_\_\_\_\_

*[Handwritten Signature]*

Subscribed and sworn to before me by the said grantors this 23<sup>rd</sup> day of April, 2001.

Notary Public \_\_\_\_\_

*Nichole M. Ely*



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 and hold title to real estate under the laws of the State of Illinois.

Dated April 23, 2001

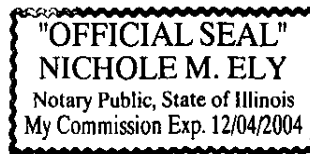
Signature: \_\_\_\_\_

*[Handwritten Signature]*

Subscribed and sworn to before me by the said grantee this 23<sup>rd</sup> day of April, 2001.

Notary Public \_\_\_\_\_

*Nichole M. Ely*



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 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]