

UNOFFICIAL COPY

0010555129

3:41:02 PM 001 Page 1 of 5  
2001-06-25 11:39:10  
Cook County Recorder 29.50



ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

**SPECIAL WARRANTY DEED**

*Memoranda 010,0779,193 J*

THE GRANTOR, 1516 Wabash Associates, Inc., an Illinois corporation, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in hand paid to the undersigned, FLH LLC, an Illinois limited liability company, ("Grantee"), the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows (collectively, the "Property"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: All prior general real estate taxes and covenants and restrictions of record, and Grant of Easement for Ingress and Egress and Agreement for Maintenance Relating to Parking Area recorded as document # 00198732.

Permanent Real Estate Index Number: 17-22-106-069, Volume 512

*17-22-106-070*

Address of Real Estate: 1510 S. Wabash, Chicago, Illinois

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed by the President of 1516 Wabash Associates, Inc., an Illinois corporation, this 21<sup>st</sup> day of June, 2001.

1516 Wabash Associates, Inc., an Illinois corporation

By: *[Signature]*  
Its President

STATE OF ILLINOIS ) SS  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY that Paul J. Wheeler, personally known to me to be the President of 1516 Wabash Associates, Inc., an Illinois corporation, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered of said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 21<sup>st</sup> day of June, 2001.

My commission expires:



*Catharine A. Masters*  
Notary Public

Prepared by: Scott W. Wilton, The Inland Real Estate Group, Inc., 2901 Butterfield Road, Oak Brook, Illinois 60523

Mail to: Jay E. Presser  
Patzik, Frank & Samolny Ltd.  
150 South Wacker Drive  
Suite 900  
Chicago, IL 60606  
(ph) 312-551-8300



City of Chicago  
Dept. of Revenue  
254081  
06/25/2001 11:17 Batch 05042 14

Real Estate  
Transfer Stamp  
\$1,125.00

STATE TAX  
STATE OF ILLINOIS  
JUN. 25. 01  
# 0000027512  
REAL ESTATE TRANSFER TAX  
0007282  
FP326660  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUN. 25. 01  
REVENUE STAMP  
# 0000055708  
REAL ESTATE TRANSFER TAX  
0007500  
FP326670

STATE TAX  
STATE OF ILLINOIS  
JUN. 25. 01  
# 0000028829  
REAL ESTATE TRANSFER TAX  
00077.18  
FP326669  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

EXHIBIT A

ADDRESS OF PREMISES: 1510 S. WABASH, CHICAGO, ILLINOIS

THAT PART OF THE EAST 33.50 FEET OF THE SOUTH 24.30 FEET OF THE NORTH 79.22 FEET LYING BELOW A HORIZONTAL PLANE OF 25.19 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL OF 14.39 FEET ABOVE CHICAGO CITY DATUM OF THE FOLLOWING 4 PARCELS TAKEN AS A TRACT:

PARCEL 1:

LOT 6 IN BLOCK 25 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 5 IN BLOCK 25 IN THE ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22 AFORESAID.

PARCEL 3:

THE SOUTH 8.7 FEET OF LOT 2 (EXCEPT THE WEST 19 FEET THEREOF) AND LOTS 3 AND 4 (EXCEPT THE WEST 19 FEET THEREOF) IN BLOCK 25 IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST LINE OF WABASH AVENUE AT A POINT 567.7 FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL QUARTER SECTION AND RUNNING NORTH 55 FEET; THENCE WEST 170 1/2 FEET, MORE OR LESS, TO THE EAST LINE OF A 20 FOOT ALLEY; THENCE SOUTH 55 FEET; THENCE EAST TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PREMISES THE WEST 9 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

PARKING AREA

PARCEL 1: THE WEST 8.50 FEET OF THE EAST 30.00 FEET OF THE NORTH 27.46 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST LINE OF WABASH AVENUE AT A POINT 567.7 FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL QUARTER SECTION AND RUNNING NORTH 55 FEET; THENCE WEST 170 1/2 FEET, MORE OR LESS, TO THE EAST LINE OF A 20 FOOT ALLEY; THENCE SOUTH 55 FEET; THENCE EAST TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PREMISES, THE WEST 9 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY**

PARCEL 2: THE WEST 8.00 FEET OF THE EAST 21.50 FEET OF THE NORTH 27.46 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST LINE OF WABASH AVENUE AT A POINT 567.7 FEET NORTH OF THE SOUTH LINE OF SAID FRACTIONAL QUARTER SECTION AND RUNNING NORTH 55 FEET; THENCE WEST 170 ½ FEET, MORE OR LESS, TO THE EAST LINE OF A 20 FOOT ALLEY; THENCE SOUTH 55 FEET; THENCE EAST TO THE PLACE OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PREMISES, THE WEST 9 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

## TERMS AND CONDITIONS

*three*

Grantee agrees to be responsible for its share [determined by taking the ration of the Property area being granted to Grantee hereunder (.019 acres) to the area of the entire Commercial Property, including that of Grantee (.0807 acres)], being twenty ~~seven~~ and one quarter percent (23.25%), of the costs attributable to the Commercial Property Owner that are payable to the Residential Association as defined and more fully set forth in Part III of the Declaration of Condominium Ownership for the Landmark Lofts Condominium and Provisions Relating to Certain Non-Condominium Property as recorded in the Cook County Recorder of Deeds as document # 08114042 (the "Declaration"). In the event that Grantee fails to so pay such share to the Residential Association within 60 days of written notice of the amount due, the party who pays such share on Grantee's behalf (being either the Landmark Lofts Condominium Association, or other Commercial Property Owners), shall be entitled to collect such amount from Grantee, including payment of all costs and expenses, including attorneys fees, associated with collecting such amounts from Grantee, such collection costs and expenses being payable whether or not a lawsuit is commenced. Grantee shall also be responsible for interest on such uncollected amounts at a rate of four percent (4%) above the prime rate of interest as set forth in the Wall Street Journal, or other accepted business publication which sets forth a prime rate of interest.