

SPECIAL WARRANTY DEED (ILLINOIS)

6925/0008 10 001 Page 1 of 3 2001-08-13 08:51:56 Cook County Recorder 25.00



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THIS INDENTURE, made this 6<sup>th</sup> day of August, 2001, between STATE STREET DEVELOPMENT CORP., created and existing under and by virtue of the laws of the State of Delaware, party of the first part, and ~~Diana S. Ferguson as Trustee of the Diane S. Ferguson Trust, dated July 1, 2001~~, Diana S. Ferguson, Trustee of the Diana S. Ferguson Trust, dated August 2, 2001, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00THS DOLLARS (\$10.00) 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 her heir(s) and assign(s), FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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, rights, title, interest, claim or demand whatsoever, of the party of the first part, either in law or in 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, Diana S. Ferguson, Trustee of the Diana S. Ferguson Trust, dated July 1, 2001 her heir(s) and assign(s), 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, 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:

- (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record including but not limited to the Declaration of Covenants, Conditions, Restrictions and Easements, dated April 20, 2001 and recorded as Document Number 0010326427; (v) party wall rights and agreements, if any; (vi) encroachments (provided such do not materially adversely affect the intended use of the subject property); (vii) the Declaration of Condominium Ownership and of Easements Restrictions and Covenants for Dearborn Tower Condominium ("Declaration") as amended from time to time; (viii) public and utility easements of record; (ix) private easements of record (provided such do not

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materially adversely affect the intended use of the subject property); (x) limitations and conditions imposed by the Illinois Condominium Property Act; (xi) installments due after the date hereof for assessments levied pursuant to the Declaration; and (xii) acts done or suffered by grantee. Provided, however, that none of the foregoing covenants, conditions, restrictions, easements or building lines provide for forfeiture or reversion of title in case of breach.

**PIN:** (underlying) 17-21-210-045-0000  
17-21-210-050-0000  
17-21-210-061-0000  
17-21-210-103-0000

**ADDRESS OF PREMISES:** 1530 South State Street, Unit # 1017, Chicago, IL 60605

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

State Street Development Corp.,  
a Delaware corporation

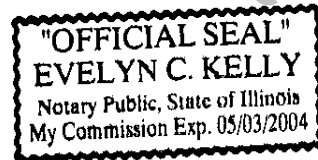
By: Jerry Karlik  
Jerry Karlik, its President

State of Illinois )  
) ss  
County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jerry Karlik, President of State Street Development Corp., a Delaware corporation, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged as such President, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10th day of August, 2001

Evelyn C. Kelly  
Notary Public



**INSTRUMENT PREPARED BY:**  
Daniel R. Bronson, Esq.  
Bronson & Kahn  
300 West Washington, 14<sup>th</sup> Floor  
Chicago, Illinois 60606

**MAIL RECORDED DEED TO:**  
Jean A. Adams, Esq.  
1350 E. Sibley Boulevard, Suite 400  
Dolton, Illinois 60419

**SEND SUBSEQUENT TAX BILLS TO:**  
Diane S. Ferguson  
Unit 1017  
1530 South State Street  
Chicago, Illinois 60605

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## EXHIBIT "A"

### PARCEL 1:

Units 1017 and 391 & 392, in the Dearborn Tower Condominium as delineated on a survey of the following described real estate:

Certain lots and portions of vacated streets and alleys in Wilder's South Addition to Chicago, being a subdivision of part of the East 1/2 of the Northeast 1/4 of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document 0010326428; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

### PARCEL 2:


Easement for ingress and egress, use, support and enjoyment for the benefit of Parcel 1 aforesaid as set forth in Declaration of Covenants, Conditions, Restrictions and Easements dated April 20, 2001 and recorded April 20, 2001 as Document 0010326427.


**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.**

**THE TENANT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.**

10740201

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	AUG.-9.01	00516.50
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000012935	FP 102808

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	AUG.-9.01	00258.25
REVENUE STAMP	# 0000012954	FP 102802

CITY TAX	CITY OF CHICAGO	REAL ESTATE TRANSFER TAX
	AUG.-9.01	03877.50
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000006634	FP 102805

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