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Cook County Recorder 25.00



This instrument was prepared by:
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555 Skokie Blvd., Suite 500
Northbrook, Illinois 6006293

After Recording, Forward to:
Mr. David Ballinger
Schain, Burney, Ross & Citron
222 N. LaSalle Street, Suite 1902
Chicago, Illinois 60601

Send Future Tax Bills to:
Amir and Iris Kleinman
Unit 1103, 6 E. Monroe St.
Chicago, Illinois 60603

SPECIAL WARRANTY DEED

THE GRANTOR MENTOK BUILDING, L.L.C., an Illinois limited liability Company, of 1400 South Wolf Road, Building 100, Wheeling, Illinois 60090, 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 the consideration of TEN DOLLARS AND NO/100 (\$10.00) DOLLARS, in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS and WARRANTS unto AMIR KLEINMAN and IRIS KLEINMAN, husband and wife, of 8816 Birch Drive, Morton Grove, IL 60053, not as tenants in common, ~~not as joint tenants~~ ~~as tenants by the entirety~~ in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF
PIN: SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF
ADDRESS OF PROPERTY: Unit 1103, 6 East Monroe Street, Chicago, Illinois 60603

Grantor also hereby grants to Grantee, his, her or their heirs 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 Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Mentor Building Condominium Association made the 26th day of June, 2001, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0010558080, as amended and supplemented from time to time, (collectively, the "Declaration"), and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

SUBJECT TO: (i) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of closing; (ii) special taxes or assessments for improvements not yet completed; (iii) easements, covenants, restrictions, agreements, conditions and building lines of record (including, without limitation, a grant of easement dated November 9, 1998, and recorded November 23, 1998, as document number 080 58760 and any of the foregoing created by or set forth in the Operating Agreement (as defined in the Declaration) and party wall rights and agreements; (iv) the Illinois Condominium Property Act; (v) the plat attached to and made apart of the Declaration; (vi) terms, provisions and conditions of the condominium documents, including all amendments and exhibits thereto; (vii) applicable zoning and building laws and ordinances; (viii) the Operating Agreement; (ix) unrecorded public and quasi public utility easements, if any; (x) Purchaser's mortgage, if any; (xi) plats of dedication and plats of subdivision and covenants thereon; (xii) acts done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (xiii) liens and other matters of title which the Title Company, as hereinafter defined, is willing to insure without cost to Purchaser; (xiv) encroachments, if any; (xv) installments due after the Closing for assessments established under the Declaration and (xvi) a Redevelop Agreement with the City of Chicago.

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JR

BOX 333-CTI

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EXHIBIT A LEGAL DESCRIPTION

UNIT 1103 IN THE MENTOR BUILDING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PARCEL 1: LOT 2 IN THE MENTOR MILLENNIUM SUBDIVISION OF LAND, PROPERTY AND SPACE OF PART OF THE NORTH ½ OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 15, 2000 AS DOCUMENT 00346334, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JUNE 22, 2000 AS DOCUMENT 00461722,

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00595348.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF EASEMENT DATED NOVEMBER 9, 1998 AND RECORDED NOVEMBER 23, 1998 AS DOCUMENT 08058760, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010558080 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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.

COMMON ADDRESS: Unit 1103, 6 East Monroe Street
Chicago, Illinois 60603

P.I.N.: 17-15-100-016-0000; 17-15-100-027-8002 (underlying)

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