

0020607571

4107/0035 45 001 Page 1 of 3  
2002-05-30 09:13:57  
Cook County Recorder 25.00

0020607571

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Expires: **"OFFICIAL SEAL"**  
**SHARON LIPSON**  
 Notary Public, State of Illinois  
 My Commission Expires Nov. 20, 2004

**BOX 333-CTI**

# UNOFFICIAL COPY

20607571

STATE TAX

STATE OF ILLINOIS

MAY.28.02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

0000029395

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 00193.50                    |
| FP 102808                   |

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAY.28.02

REVENUE STAMP

# 0000029487

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 00096.75                    |
| FP 102802                   |

CITY TAX

CITY OF CHICAGO

MAY.28.02

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000014702

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 01451.25                    |
| FP 102805                   |

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

20607571

#### PARCEL 1:

UNIT(S) 1507 AND 1513 IN THE WELLS STREET TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 101 AND 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020484524, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS EASEMENTS RECORDED AS DOCUMENT NUMBER 0020484523.

SUBJECT TO: (i) current non-delinquent real estate taxes and taxes for subsequent years; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at time of closing; (iii) the Illinois Condominium Property Act and the City of Chicago Condominium Ordinance, including all amendments thereto; (iv) the Declaration of Condominium, including all amendments and exhibits attached thereto; (v) public, private and utility easements recorded at any time prior to closing, including easements established by or implied from the Declaration of Condominium or amendments thereto; (vi) covenants, conditions, agreements, building lines and restrictions of record; (vii) applicable building and zoning laws, statutes, ordinances and restrictions; (viii) roads and highways, if any; (ix) leases and licenses affecting common elements; (x) that certain Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements referenced in the Property Report; (xi) matters over which the Title Company is willing to insure; (xii) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and (xiii) Purchaser's mortgage.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, IT SUCCESSORS 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 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.

#### This document was prepared by:

Andrew M. Sachs, Esq.  
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Chicago, Illinois 60602

#### After recording return to:

VINCENT SANSONETTI  
VIN. W. MORGAN & SONS 1109  
CHICAGO, IL 60603

#### Mail Tax Bill to: