

# UNOFFICIAL COPY

## WARRANTY DEED

WELLS STREET TOWER L.L.C., a Delaware limited liability company, of the City of Chicago, County of Cook, State of Illinois ("GRANTOR") for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to JMT LIMITED LIABILITY COMPANY of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

0021059591

1966/0404 18 001 Page 1 of 3  
 2002-09-26 15:28:30  
 Cook County Recorder 29.00



0021059591

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

3

Property Address: Unit(s) 3206, P140 and P141 at 701 South Wells Street, Chicago, IL 60607

PIN: 17-16-402-016-0000, 17-16-402-017-0000, 17-16-402-018-0000 and 17-16-402-019-0000

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on this 13th day of August, 2002.

WELLS STREET TOWER L.L.C.

By: South Wells Street, L.P., an Illinois limited partnership, its managing member

By: 653 SOUTH WELLS CORP., an Illinois corporation, its general partner

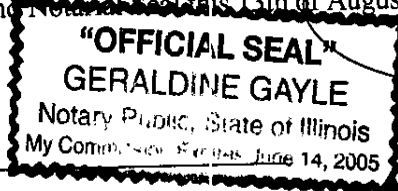
By: 

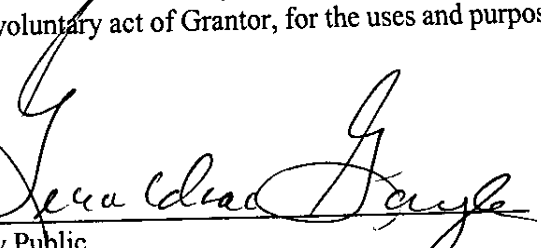
David Kleiman, President or  
 David Crawford, Vice President

STATE OF ILLINOIS )  
 )SS.  
 COUNTY OF COOK )

The undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that David Kleiman, the President or David Crawford, the Vice President, of 653 South Wells Corp., general partner of South Wells Street, L.P., the managing member of Grantor, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, as the free and voluntary act of Grantor, for the uses and purposes therein set forth.

GIVEN, under my hand and Notarial Seal this 13th of August, 2002.




  
 Notary Public

My Commission Expires:

8040093 ABB NABBS 15F1all  
 CTIC


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Property of Cook County Office

**STATE OF ILLINOIS**  
STATE TAX  
  
SEP. 23. 02  
REAL ESTATE TRANSFER (TA)  
DEPARTMENT OF REVENUE


# 0000037247

REAL ESTATE TRANSFER TAX
00456.00
FP 102808

**COOK COUNTY**  
COUNTY TAX  
REAL ESTATE TRANSACTION TAX  
  
SEP. 23. 02  
REVENUE STAMP

# 0000037367

REAL ESTATE TRANSFER TAX
00228.00
FP 102802

**CITY OF CHICAGO**  
CITY TAX  
  
SEP. 23. 02  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000018652

REAL ESTATE TRANSFER TAX
03420.00
FP 102805

21059591

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT(S) 3206, P140 AND P141 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, RESTRICTIONS AND RECIPROCAL 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.  
Robbins, Salomon & Patt, Ltd.  
25 E. Washington St., Suite 1000  
Chicago, Illinois 60602

#### After recording return to:

Joel Vskoski  
40 Skokie Blvd #630  
Northbrook, IL 60062

#### Mail Tax Bill to:

1900 West 43rd Street  
Chicago, IL 60609

21059591