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2002-12-30 10:34:29  
Cook County Recorder 30.50

NONPAYS  
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SPECIAL  
WARRANTY DEED  
Statutory (ILLINOIS)



CAUTION: under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 19 day of December, 2002 between **PARK PLACE CHICAGO, LLC**, a limited liability company duly authorized to transact business in the State of Illinois, party of the first part and ~~XXXXXXXXXX~~  
Dan Florea

, party of the second part of WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00), and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the Members of said Company by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate situated in the County of Cook and the State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

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, right, title, interest claim or demand whatsoever, of the party of the first part, either in law or 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, its heirs and assigns 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, its 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: SEE ATTACHED EXHIBIT "B"

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, 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 describe 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.

Permanent Real Estate Index Number(s): Part of 17-09-126-010  
Address of Real Estate: 600 N. Kingsbury, Unit 1711 and P.S. P-217, Chicago, IL 60610

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Members, this 19th day of December, 2002.

PARK PLACE CHICAGO, LLC, an Illinois limited liability company  
By: STONEGATE DEVELOPMENT, INC., a Delaware corporation doing business as  
STONEGATE DEVELOPMENT OF ILLINOIS, INC., a Delaware corporation  
Its: Manager  
By:   
Name: Samuel L. Persico  
Its: President

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State of Illinois of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Samuel L. Persico personally known to me to be President of

STONEGATE DEVELOPMENT, INC. doing business as STONEGATE DEVELOPMENT OF ILLINOIS, INC., manager of PARK PLACE CHICAGO, LLC, appeared, before me this day in person and severally acknowledged that as such Member he signed and delivered the said instrument pursuant to authority, given by the Members of said limited liability company, as his free and voluntary act and deed of said company, for the uses and purposes therein set forth.

IMPRESS  
NOTARIAL  
SEAL  
HERE

Given under my hand and official seal this 19<sup>th</sup> day of December, 2002

Commission expires 12.4.04



*Nichole M. Ely*

NOTARY PUBLIC

This instrument was prepared by Gary L. Plotnick  
Schain, Burney, Ross, & Citron LTD  
222 North LaSalle Street, Suite 1920  
Chicago, Illinois 60601

MAIL TO:

Robert W. Earhart, Jr.  
7330 College Dr., Ste. 201  
Palos Heights, IL 60463



SEND SUBSEQUENT TAX BILLS TO:

Dan Florea  
600 N. Kingsbury, Unit 1711  
Chicago, Illinois

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

21445679

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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL A:  
UNIT 1711 AND PARKING SPACE UNIT P-217 IN PARK PLACE CHICAGO CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

#### PARCEL 1:

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET, LYING SOUTH AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET AND A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST; THENCE WEST ALONG A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST 163.0 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT IN SAID DOCK LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER, WHICH IS 70.80 FEET SOUTHEASTERLY (MEASURED ALONG SAID DOCK LINE) FROM THE POINT OF INTERSECTION OF SAID DOCK LINE WITH SAID LINE SO DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER OF ONTARIO STREET EXTENDED WEST AND LYING NORTH AND EAST OF A LINE DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF KINGSBURY STREET AND A LINE 8.50 FEET SOUTH OF AND PARALLEL WITH THE PROLONGATION WEST OF THE SOUTH LINE OF THE NORTH ½ OF BLOCK 4 IN SAID ASSESSOR'S DIVISION OF SAID KINGSBURY TRACT; THENCE WEST ALONG SAID PARALLEL LINE, 142.0 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES 13.0 FEET, THENCE WEST AT RIGHT ANGLES TO A POINT ON THE EAST DOCK LINE OF THE NORTH BRANCH OF CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) WHICH IS 163.0 FEET WEST FROM THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF KINGSBURY STREET; THENCE SOUTHWESTERLY TO A POINT IN THE DOCK LINE OF THE EAST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER WHICH IS 70.8 FEET SOUTHEASTERLY FROM INTERSECTION OF DOCK LINE, SAID RIVER WITH THE SAID LINE DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET; THENCE NORTHWESTERLY ALONG SAID DOCK LINE OF SAID EAST BANK OF SAID RIVER, 9.80 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN A DEED FROM HUGH MCBIRNEY AND ISABELLE M. MCBIRNEY, HIS WIFE, TO PERCIVAL W. CLEMENT, DATED NOVEMBER 22, 1899, RECORDED IN VOLUME 6925 PAGE 164 OF LAND RECORDS IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921139, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL B:


EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL A AFORESAID, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921138.


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## EXHIBIT "B"


### SUBJECT TO:

1. General Real Estate taxes not yet due and payable.
2. Applicable zoning and building laws and building line restrictions, and ordinances.
3. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser.
4. Streets and highways, if any.
5. Utility easements, if any, whether recorded or unrecorded.
6. Covenants, conditions, restrictions, easements, permits and agreements of record, including the Declaration and the Easement and Operating Agreement covering the Condominium property and the adjacent property.
7. The Condominium Property Act of Illinois.
8. Schedule B exceptions listed in Near North National Title Corporation Commitment Number N01022561.

**CITY OF CHICAGO**  
CITY TAX  
  
DEC. 20. 02  
# 0000004736  
REAL ESTATE TRANSFER TAX  
02977.50  
FP326675  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

**STATE OF ILLINOIS**  
STATE TAX  
  
DEC. 20. 02  
# 0000005085  
REAL ESTATE TRANSFER TAX  
00232.50  
FP326703  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

**STATE OF ILLINOIS**  
STATE TAX  
  
DEC. 20. 02  
# 0000005076  
REAL ESTATE TRANSFER TAX  
00164.50  
FP326703  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
21445679

**COOK COUNTY**  
COUNTY TAX  
REAL ESTATE TRANSACTION TAX  
  
DEC. 20. 02  
# 0000002947  
REAL ESTATE TRANSFER TAX  
00198.50  
FP326657  
REVENUE STAMP