

# UNOFFICIAL COPY

This Instrument Prepared by:

Jeffrey N. Owen  
Piper Marbury Rudnick & Wolfe  
440 North LaSalle Street  
Chicago, Illinois 60601

After Recording Return to:

DAVID S. WILNER  
330 S. MICHIGAN  
UNIT 2002  
CHICAGO, IL 60604

Send Subsequent Tax Bills to:

DAVID S. WILNER  
330 S. MICHIGAN  
UNIT 2002  
CHICAGO, IL 60604

This space reserved for Recorder's use only.

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2000-04-04 15:45:34  
Cook County Recorder 27.50



00234354

## SPECIAL WARRANTY DEED

This Indenture is made as of March 24, 2000, between **330 South Michigan Avenue Residential, L.L.C, a Delaware limited liability company ("Grantor")**, whose address is 310 South Michigan Avenue, Suite 2500, Chicago, Illinois 60604, and David Wilner and Roberta Wilner ("Grantee"), HUSBAND AND WIFE

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, not in Tenancy In Common, <sup>NOT</sup> in Joint Tenancy with rights of survivorship, and its successors, heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

**\*BUT BY TENANTS BY THE ENTIRETY**  
See Exhibit A attached hereto and made a part hereof, subject to the Permitted Exceptions (as hereinafter defined).

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the 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 the Declaration were recited and stipulated at length herein.

**TOGETHER WITH** all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings,

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improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

**TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND FOREVER DEFEND**, the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act; (c) the Declaration, including all amendments and exhibits; (d) applicable zoning and building laws and ordinances and other ordinances of record; (e) encroachments, if any; (f) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (g) utility easements, if any, whether recorded or unrecorded; (h) leases and licenses affecting the Common Elements; (i) covenants, conditions, restrictions, permits, easements and agreements of record; including, without limitation that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements, dated January 3, 2000 recorded as Document Number 00021054 with the Recorder of Deeds of Cook County, Illinois, which Grantee, by acceptance of this conveyance, accepts and ratifies; (j) Redevelopment Agreement with the City of Chicago whether recorded before or after the date hereof; and (k) liens and other matters of title over which Near North National Title Corporation is willing to insure without cost to Grantee (collectively, the "Permitted Exceptions").

**IN WITNESS WHEREOF**, Grantor has signed these presents as of the day and year first above written.

330 SOUTH MICHIGAN AVENUE  
RESIDENTIAL, L.L.C., a Delaware limited  
liability company

By:   
Louis D. D'Angelo, President

(ACKNOWLEDGMENT CONTAINED ON FOLLOWING PAGE)

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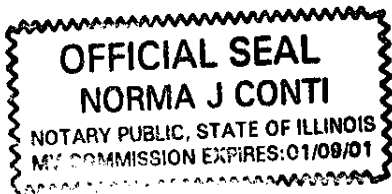
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )




I, Norma J. Conti, a Notary Public in and for the County and State aforesaid, do hereby certify that Louis D. D'Angelo, President of 330 South Michigan Avenue Residential, L.L.C., a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act, and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 23rd day of March, 2000.

Norma J. Conti  
 Notary Public

My Commission Expires:



|   |  |
|---|--|
| <p>CITY TAX</p> <p><b>CITY OF CHICAGO</b></p>  <p>APR. - 3.00</p> <p>REAL ESTATE TRANSACTION TAX<br/>DEPARTMENT OF REVENUE</p> | <p># 0069900819</p> <p><b>REAL ESTATE TRANSFER TAX</b></p> <p>02175.00</p> <p>FP326675</p> |
| <p>STATE TAX</p> <p><b>STATE OF ILLINOIS</b></p>  <p>APR. - 3.00</p> <p>REAL ESTATE TRANSFER TAX<br/>DEPARTMENT OF REVENUE</p> | <p># 0000000277</p> <p><b>REAL ESTATE TRANSFER TAX</b></p> <p>00290.00</p> <p>FP326703</p> |
| <p>COUNTY TAX</p> <p><b>COOK COUNTY</b><br/>REAL ESTATE TRANSACTION TAX</p>  <p>APR. - 3.00</p> <p>REVENUE STAMP</p>           | <p># 0000000881</p> <p><b>REAL ESTATE TRANSFER TAX</b></p> <p>00145.00</p> <p>FP326657</p> |

**UNOFFICIAL COPY****EXHIBIT "A"  
LEGAL DESCRIPTION****PARCEL 1:**

UNIT 2002 IN THE 330 SOUTH MICHIGAN AVENUE CONDOMINIUM AS DELINEATED ON AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 2, 2A, 2A\*, 2G AND LOT 3 IN 330 SOUTH MICHIGAN SUBDIVISION, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 15, TOWSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF LOT 2 AFORESAID HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +264.71 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +276.70 FEET, CHICAGO CITY DATUM, AND EXCEPTING THAT PART OF LOT 2A\* AFORESAID HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF ELEVATION +264.71 FEET, CHICAGO CITY DATUM, AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +310.00 FEET, CHICAGO CITY DATUM, ACCORDING TO THE PLAT THEREOF RECORDED 01/07/00 AS DOCUMENT NUMBER 00021051, IN COOK COUNTY ILLINOIS.

NOTE: LOTS MARKED THUS "\*" ARE NOT BOUND BY PHYSICAL STRUCTURES AND ARE DEFINED BY THE HORIZONTAL DIMENSIONS SHOWN AND BY THE ELEVATION LIMITS POSTED ON SAID PLAT OF SUBDIVISION.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED 01/07/00 AS DOCUMENT NUMBER 00021064, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PER CENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENT APPURTANENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FOR PASSAGE OF PASSENGER VEHICLES AND PEDESTRIANS TO THE GARAGE AS GRANTED BY THE GRANT OF EASEMENT FROM 332 SOUTH MICHIGAN AVENUE OFFICE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, DATED 01/03/00 AND RECORDED 01/07/00 AS DOCUMENT NUMBER 00021056 IN, OVER, ACROSS AND THROUGH THE EASEMENT PREMISES DESCRIBED SAID GRANT OF EASEMENT.

**PARCEL 3:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER P3-18, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

P.I.N. #17-15-107-014, 17-15-107-015, 17-15-107-106  
COMMONLY KNOW AS UNIT 2002  
330 SOUTH MICHIGAN AVENUE  
CHICAGO, ILLINOS 60604