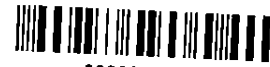


SPECIAL WARRANTY DEED

0030021877

4306/0343 18 001 Page 1 of 4  
2003-01-06 11:10:07  
Cook County Recorder 30.00



4

2058721  
2/13/3x  
10/2 mw up no abstract CA7

THIS INDENTURE, made this 19<sup>th</sup> day of December, 2002 between Domain Owner, L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, whose business address is c/o Angelo,

Gordon & Co., L.P., 245 Park Avenue, 26<sup>th</sup> Floor, New York, NY 10167, party of the first part, and Igor Lukyan ~~2222222222~~, who reside at 405 Woodbury Road, Buffalo Grove, IL 60089 party of the second part,

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and No/100 ---- (\$10.00) ---- Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Manager of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to the r heirs and assigns FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject only to the following: See Exhibit B attached hereto and made a part hereof.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issue, 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 in 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.

Party of the first part also hereby grants to the party of the second part, 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 party of the first part 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.

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 FOREVER DEFEND.

After Recording Return to:

Thomas Sammons  
502 N. Plum Grove Road  
Palatine, IL 60067

Igor Lukyan  
405 Woodbury  
Buffalo Grove IL  
60089

BOX 333-CT1

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized Agent, the day and year first written above.

**Domain Owner, L.L.C.**, a Delaware limited liability company

By: Centrum Properties, Inc., its authorized agent

By: 

Name: John McLinden

Title: Senior Vice President

State of ILLINOIS )

County of COOK )

CITY OF CHICAGO

CITY TAX



DEC. 30. 02

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000578

REAL ESTATE  
TRANSFER TAX

0162750

FR120805

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that John McLinden, personally known to me to be the Senior Vice President of Centrum Properties, Inc., an Illinois corporation, and 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 as such Senior Vice President, he signed and delivered the said instrument, pursuant to the authority given by the Board of Directors of said corporation as his/her free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

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

"OFFICIAL SEAL"

STEPHANIE T. BENGTTSSON

Notary Public, State of Illinois

My Commission Expires 10/06/05

Commission expires 20

  
NOTARY PUBLIC

This instrument was prepared by:

Mary B. Koberstein, Esq.  
Centrum Properties, Inc.  
225 West Hubbard, 4<sup>th</sup> Floor  
Chicago, IL 60610

Send Subsequent Tax Bills To:

I Lukyan  
405 Woodbury  
Buffalo Grove, IL

30021877

6089

STATE OF ILLINOIS

DEC. 30. 02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000043069

REAL ESTATE  
TRANSFER TAX

0021700

FP 102808

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



DEC. 30. 02

REVENUE STAMP

# 0000043175

REAL ESTATE  
TRANSFER TAX

0010850

FP 102802

# UNOFFICIAL COPY

## Exhibit A

### Legal Description

#### PARCEL 1:

Unit No. 869, Parking Unit No. P-234 in the Domain Condominium as delineated on a survey of the following described real estate: Part of Lots 21 through 26 in Block 96 in Elston's Addition to Chicago; part of Lots 1 through 4 in Elston's Addition to Chicago, and part of Lot 5 in Assessors Plat of Lots 5 and 6 in Block 95 of Elston's Addition to Chicago all located in the West ½ of the Southwest ¼ of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, more particularly described on the survey attached as Exhibit "A" to the Declaration of Condominium recorded July 2, 2002 as Document No. 0020733519, as amended from time to time together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

#### PARCEL 2:

The exclusive right to the use of Storage Space Number 122, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0020733519.


#### PARCEL 3:

Non-exclusive easements for the benefit of Parcel 1 as created by Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements and Operating Agreement, dated October 9, 2002 and recorded October 15, 2002 as Document 21128849 for the following purpose:

- A. Ingress and egress and use
- B. Structural support
- C. Use of facilities in the catalog building and garage building
- D. Maintenance of catalog building easement facilities and garage easement facilities
- E. Maintenance and use of easement facilities
- F. Support, enclosure, use and maintenance of catalog building and garage building common walls, ceilings and floors
- G. Water main connection, sanitary sewer main connection and gas main connection
- H. Utilities
- I. Permitting existence of encroachments in catalog building and garage building
- J. Exterior maintenance
- K. Exterior Signage
- L. Dumpsters
- M. Owned facilities
- N. Shared facilities, and
- O. Overhanging balconies;

over the land described in exhibits attached thereto.

Address of Property: Unit 869, 900 N. Kingsbury, Chicago, Illinois 60610

Permanent Index Numbers: Part of 17-04-300-022, 17-04-300-026, 17-04-300-030 &   
17-04-300-034

20021877

# UNOFFICIAL COPY

## Exhibit B

### Permitted Exceptions

1. General real estate taxes not yet due and payable;
2. Special taxes or assessments and unconfirmed special assessments;
3. All rights, easements, restrictions, covenants, conditions and reservations of record or contained in the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Domain Condominium Association ("Declaration of Condominium") and a reservation by the Domain Condominium Association ("Association") to itself and its successors and assigns, for the benefit of all unit owners at the condominium, of the rights and easements set forth in the Declaration;
4. Terms, provisions and conditions of the Declaration, including all amendments and exhibits thereto;
5. Applicable zoning and building laws and ordinances;
6. Public and quasi-public utility easements, if any;
7. Plats of dedication and plats of subdivision and covenants thereon;
8. Acts done or suffered by or judgments against party of the second part, or anyone claiming under party of the second part;
9. Encroachments, if any;
10. Installments due after the closing for assessments established under the Declaration;
11. Provisions of the Condominium Property Act of Illinois ("Act"); and
12. Rights of the United State of America, the State of Illinois, the municipality and the public in and to that part of the land lying within the bed of the North Branch of the Chicago River and the branch canal; and the rights of other owners of land bordering on the river with respect to the water of said river;
13. Rights of City of Chicago to maintain facilities located on the land as disclosed by map from the City of Chicago Water and Sewer Department dated October 17, 1967; and
14. Terms, provisions, conditions and limitations set forth in the Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements and Operating Agreement, dated October 9, 2002 and recorded October 15, 2002 as Document 21128849 made by and between Eport 600 Property Owner, L.L.C., Domain Owner, L.L.C., Domain Condominium Association, Eport 600 Riverwalk Owner, L.L.C., MW-CPAG Marina Holdings, L.L.C. and MW-CPAG Holdings, L.L.C.

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