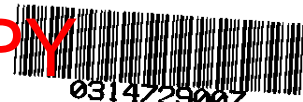


UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 05/27/2003 08:49 AM Pg: 1 of 3

SPECIAL WARRANTY DEED  
(ILLINOIS)

City of Chicago  
Dept. of Revenue  
306954



Real Estate  
Transfer Stamp  
\$5,400.00

05/06/2003 15:05 Batch 14388 67

Fifteen Two Four LLC, a Delaware LLC

BR5226290 CTCJBS 1/11/03

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THIS INDENTURE, made this 5th day of May, 2003, between STATE STREET DEVELOPMENT CORP., created and existing under and by virtue of the laws of the State of Delaware, party of the first part, and ~~James Newsome~~, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00THS DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to his heir(s) and assign(s), FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

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, rights, 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, his heir(s) and assign(s), 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, 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:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record including but not limited to the Declaration of Covenants, Conditions, Restrictions and Easements, dated April 20, 2003 and recorded as Document Number 0010326427;
- (v) party wall rights and agreements, if any;
- (vi) encroachments (provided such do not materially adversely affect the intended use of the subject property);
- (vii) the Declaration of Condominium Ownership and of Easements Restrictions and Covenants for Dearborn Tower Condominium ("Declaration") as amended from time to time;
- (viii) public and utility easements of record;
- (ix) private easements of record (provided such do not materially adversely affect the intended use of the subject property);
- (x) limitations and conditions imposed by the Illinois Condominium Property Act;
- (xi) installments due after the date hereof for assessments levied pursuant to the

BOX 333-LT



# UNOFFICIAL COPY

STREET ADDRESS: 1530 SOUTH STATE STREET

UNIT 1006 P-136 137

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-21-210-141-1182

**LEGAL DESCRIPTION:**


PARCEL 1: UNIT 1006 AND P-136 AND P-137 IN THE DEARBORN TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND PORTIONS OF VACATED STREETS AND ALLEYS IN WILDER'S SOUTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010326428 AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, USE, SUPPORT AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED APRIL 20, 2001 AND RECORDED APRIL 20, 2001 AS DOCUMENT 0010326427.

Property of Cook County Clerk's Office

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Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP MAY-5'03  
P.B. 11427



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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY-5'03  
DEPT. OF REVENUE



P.B. 10886

720.00