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SPECIAL WARRANTY DEED



Doc#: 0329042044
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/17/2003 07:59 AM Pg: 1 of 4

8174637 SLG

This Document Prepared by:
Marc Swerdlow
1 N. Franklin Suite #1150
Chicago, IL 60606

Property of Cook County Clerk's Office

THIS INDENTURE made this 30th day of September, 2003 between **WATERTON RIVER PLAZA, L.L.C.**, a Delaware limited liability company, 1 North Franklin Street, Suite 1150, Chicago, Illinois 60606, party of the first part, and Financial Investments Corporation, party of the second part.

GRANTEE'S ADDRESS:

405 N Wabash Suite P2 East
Chicago, IL 60611

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WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part and the party's of the second part heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois know and described as follows, to wit:

AS LEGALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 17-10-132-040-1035; 17-10-132-040-1044; 17-10-132-040-1045; 17-10-132-040-1046; 17-10-132-040-1296; 17-10-132-040-1310

Address(es) of Real Estate: 405 North Wabash Avenue
Unit Numbers A-31; A-40; A-41; A-42; D-37; D-51
Chicago, Illinois 60611

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 said 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 said party of the second part, forever.

And the said party of the ^{first} part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, and the party's 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 incumbered 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.

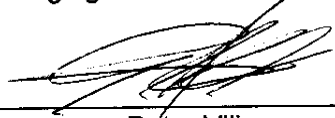
BOX 333-CTI

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In Witness Whereof, said party of the first part has caused it name to be signed to these presents by its managing member, the day and year first above written.

WATERTON RIVER PLAZA, L.L.C.,
a Delaware limited liability company

By: **Waterton River Plaza Managers, LLC,**
a Delaware limited liability company,
its managing member

By: 
Name: Peter Vilim
Its: Managing Member

STATE OF ILLINOIS, COUNTY OF COOK, ss.

I the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Peter Vilim of **Waterton River Plaza Managers, LLC**, a Delaware limited liability company, being a member of **WATERTON RIVER PLAZA, 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, sealed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of said limited liability company on behalf of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of September, 2003



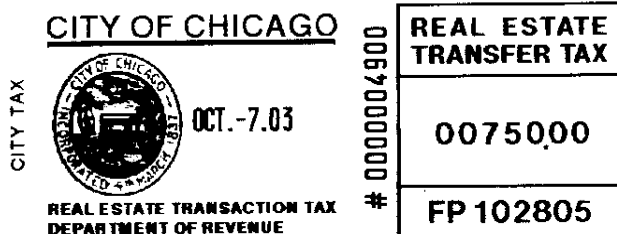
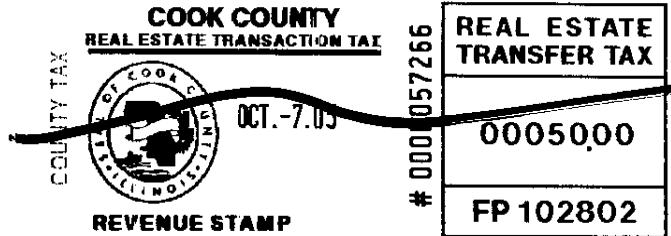
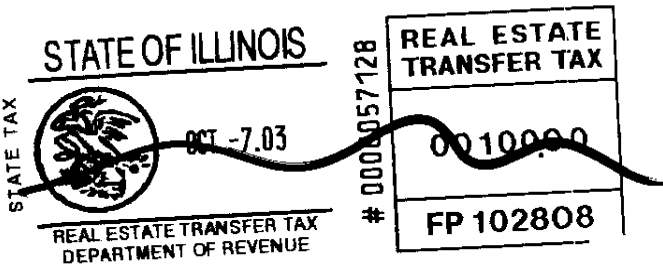
Betsy Jaeger (Notary Public)

After recording, please mail to:

Please send subsequent tax bills to:

Financial Investments Corporation
405 N. Wabash, Ste. P2E
Chicago, IL 60611

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405 N. Wabash, Ste. P2E
Chicago, IL 60611



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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, 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.

- (A) THE TENANT OF UNIT ~ HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;
- (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR
- (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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STREET ADDRESS: 405 N WABASH

SPACE NUMBERS A-31

CITY:

COUNTY: COOK

TAX NUMBER: 17-10-132-040-1035

LEGAL DESCRIPTION:

UNITS A-31, A-40, A-41, A-42, D-37 AND D-51 IN THE 405 NORTH WABASH PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 9, 11 AND 12 IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM VARIOUS PARCELS FOR RAMPS AT LEVELS P1, G1, G2, G3 AND G4; WHICH SURVEY IS ATTACHED AS EXHIBIT A-2 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00977089, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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