

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

(LLC to Individual)

01034463/SS/1/062

THIS AGREEMENT, made this 12<sup>th</sup> day of December, 2003, between 55 ERIE INVESTORS LLC, a Delaware limited liability company, as GRANTOR, 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, and Ronald J. Postma as trustee of the Ronald J. Postma declaration of trust dated 12/10/1993, of 100 East Huron #4204, Chicago, as GRANTEE(S), WITNESSETH, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by GRANTEE(S), the receipt whereof is hereby acknowledged, and pursuant to the authority given by the Management Committee of said GRANTOR, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(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 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 thereon, 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, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said premises as above described. Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described herein.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), 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 those exceptions set forth on attached Exhibit B.

PIN#: Part of 17-10-112-001-0000  
17-10-112-007-0000, and  
17-10-112-008-0000

Address of Real Estate: 55 East Erie, Unit #4703 & Parking Unit #283 & 284, Chicago, Illinois

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its authorized signatory the day and year first above written.

**GRANTOR:**

55 ERIE INVESTORS LLC,  
a Delaware limited liability company

By:

Joshua Silverman, authorized signatory



Doc#: 0402127077  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 01/21/2004 12:07 PM Pg: 1 of 4

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Near North National Title Corp  
222 North LaSalle Street  
Chicago, Illinois 60601

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Joshua Silverman, authorized signatory of 55 ERIE INVESTORS LLC (the "Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such general partner, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12<sup>th</sup> day of December, 2003.

  
Notary Public



This instrument was prepared by:

Michael W. Wrenmont  
70 E. Lake St. #200  
Chicago, IL 60601

Mail recorded document to:

Brian Bickhoff, Hardt + Stern, P.C., 311 S Wacker Drive, #4050, Chicago, IL 60606

Send subsequent tax bills to:

Ronald J. Postma as Trustee of the Ronald J. Postma Declaration of Trust  
55 E. Erie #4703  
Chicago, IL 60611  
UJA/IB 12/10/03

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## EXHIBIT A

P-283 + P-284  
Unit 4103 and Parking Space Unit V in the 55 East Erie Condominium as delineated on a survey of the following described real estate:

The Northwest 1/4 (except the South 40 feet thereof) and the Northeast 1/4 of Block 35 in Kinzie's Addition to Chicago in the North Fractional Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded October 24, 2003 as document number 0329719204, and as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PIN: 17-10-112-001, 17-10-112-007 and 17-10-112-008

### CITY OF CHICAGO

CITY TAX




JAN. 21. 04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
09337.50
# 0000006755 FP326675

### STATE OF ILLINOIS

STATE TAX




JAN. 21. 04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
01245.00
# 000007154 FP326703

### COOK COUNTY

COUNTY TAX



JAN. 21. 04

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00622.50
# 0000005017 FP326657

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## EXHIBIT B

(a) covenants, conditions, and restrictions of record; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for 55 East Erie Condominium, recorded with the Cook County Recorder's Office on October 24, 2003 as Document No. 0329719204 (the "**Declaration**"), and all amendments, if any, thereto; (c) private, public, and utility easements, including any easements which may hereafter be executed by Grantor and any easements which may be established by or implied from the Declaration, or amendments thereto, if any, and private alleys and roads and highways, if any; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the Illinois Condominium Property Act; (f) special taxes or assessments for improvements not yet completed; (g) any unconfirmed special tax or assessment; (h) installments not due at the date hereof for any special tax or assessment for improvements heretofore completed; (j) general taxes not yet due and payable; (k) installments due after the date hereof of assessments established pursuant to the Declaration; (l) possible encroachments, if any, which do not materially, adversely impair the use and enjoyment of the premises; and (m) acts done or suffered by Grantee(s) or anyone claiming by, through or under Grantee(s).

Property of Cook County Clerk's Office