

# UNOFFICIAL COPY



0416229218

## SPECIAL WARRANTY DEED

Prepared by:  
David A. Grossberg c/o MCL Companies  
455 E. Illinois Street, Suite 565  
Chicago, Illinois 60611

Doc#: 0416229218  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 06/10/2004 12:40 PM Pg: 1 of 5

Mail to: **JAMES KOUKLAKIS**  
**2520 S. STATE ST.**

Chicago, IL **60616**

The above space for Recorder's Use Only

THIS SPECIAL WARRANTY DEED is made as of the 1<sup>st</sup> day of March, 2004, by Westwacker Condos LLC, a Delaware limited liability company (the "Grantor") having an address of 12th Floor, 71 Fenchurch Street, London EC3M 4BS, England, to

Dimitrios Kouklakis of 22 N. Sangamon, Chicago, IL 60607.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee ~~not in Tenancy in Common, but in JOINT TENANCY~~, all right, title and interest of Grantor in and to unit 4203 of The Residences at River East Center, a Condominium situated in the County of Cook and State of Illinois more particularly described on Exhibit A attached hereto, together with all tenements, hereditaments and appurtenances thereunto belonging, subject to all matters set forth on Exhibit B.

Permanent Real Estate Index Number: 17-10-223-~~070-0000~~ <sup>033-1424</sup>

Address of Real Estate: Unit 4203, 512 North McClurg Court, Chicago, Illinois 60611.

This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor has good right and lawful authority to sell and convey said real property; and, hereby warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

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Property Cook County Clerk's Office

**STATE OF ILLINOIS**  
 STATE TAX JUN. 4.04  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00212.00
# 0000070436 FP 102808

**COOK COUNTY**  
 COUNTY TAX REAL ESTATE TRANSACTION TAX  
 JUN. 4.04  
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
00106.00
# 0000070616 FP 102802

**CITY OF CHICAGO**  
 CITY TAX JUN. -4.04  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
01590.00
# 000071877 FP 102805



**UNOFFICIAL COPY****LEGAL DESCRIPTION****EXHIBIT A**

## Parcel 1:

Unit 4203 in The Residences at River East Center, a Condominium, as delineated on a plat of survey of the following described real estate: Part of Block 2 in Cityfront Center, being a resubdivision in the North fraction of Section 10, Township 39 North, Range 14, east of the Third Principal Meridian, which survey is attached as an exhibit to the Declaration of Condominium recorded November 15, 2001 as document number 0011072757 as amended by the First Amendment to the Declaration of Condominium recorded February 22, 2002 as document number 0020218327 and as further amended by a surveyor's Certificate of Error recorded March 7, 2002 as document number 0020260219 and as amended from time to time, together with its undivided percentage interest in the common elements.

## Parcel 2:

Easements for the benefit of Parcel 1 as created by Declaration of Condominium recorded November 15, 2001 as document number 0011072757 as amended by the First Amendment to the Declaration of Condominium recorded February 22, 2002 as document number 0020218327 and as further amended by a surveyor's Certificate of Error recorded March 7, 2002 as document number 0020260219, as amended from time to time.

## Parcel 3:

Easements for the benefit of Parcel 1 as created by Declaration of Easements and Operating Requirements for River East Center recorded November 15, 2001 as document number 0011072756, as amended from time to time.

PIN No. : 17-10-223-<sup>033-1429</sup>~~030~~-0000

Address: Unit 4203, 512 North McClurg Court, Chicago, Illinois 60611

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## EXHIBIT B

(see attached)

Title to the Unit shall be subject to the following, provided the same do not interfere with Buyer's intended use of the Property as a condominium residence for a single family: (1) real estate taxes not yet due and payable; (2) zoning and building laws or ordinances; (3) covenants, conditions, restrictions and easements of record; (4) Terms, powers, provisions, rights, duties, and obligations as set forth in Development Rights Agreement dated December 31, 1985 as recorded December 31, 1985 as Document 85343997 and filed December 31, 1985 as Document LR 3487130; (5) Mutual Grant of Easements dated December 18, 1986 and recorded February 14, 1987 as Document Number 87106321, made by and between the Chicago Dock and Canal Trust, the Equitable Life Assurance Society of the United States and the City of Chicago, made in accordance with the Planned Unit Development, recorded as Document Number 87106319; (6) Terms, covenants, provisions, conditions, rights, obligations, easement and assessments set forth and established by the Declaration of Protective Covenants, for Cityfront Center East, Chicago, Illinois made by the Chicago Dock and Canal Trust, an Illinois Business Trust dated August 31, 1989 and recorded August 31, 1989 as Document Number 89410218, further consented to by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated August 25, 1986 and known as Trust Number 06923204, by instrument recorded as Document Number 89441980 and First Amendment dated December 18, 1989 and recorded December 20, 1989 as Document Number 89608952; (7) Terms, provisions and conditions contained in the Planned Development Ordinance Number 368 adopted November 6, 1995 and all agreements and conditions required thereby; (8) Reservation of rights in favor of Commonwealth Edison Company as contained in Ordinance Number 99-2172 adopted September 1, 1999, as amended by Ordinance Number 99-2383 adopted September 29, 1999 regarding the vacation and dedication of 5.17 feet of land; (9) Terms, provisions and conditions contained in the Declaration of Covenants, Conditions Easements and Restrictions for River East Center, recorded in the Office of the Cook County Recorder of Deeds as Document Number 0011072756; (10) Terms, provisions and conditions contained in the Declaration of Condominium Ownership of The Residences at River East Center Condominium ("Declaration of Condominium"), recorded in the Office of the Cook County Recorder of Deeds as Document Number 0011072757; (11) Terms, provisions and conditions contained in the Plat of Subdivision of River East Center recorded as Document No. 0011072755; (12) Restrictions on Use in favor of Bally's Total Fitness recorded as Document Number 99924679 and in favor of American Multi Cinema, Inc. recorded as Document Number 99924679 (13) Rights reserved in vacated East Illinois Street described in Ordinance recorded as Document Number 99853746 and 99933452; (14) terms of ordinance passed October 7, 1998 permitting certain right of way encroachments; (15) Encroachments of caisson shafts, caisson bells, sidewalk vaults, curby walls and any other improvements arising from, or located primarily on the Parcel, onto the adjoining public way; (13) Amendments to the documents identified above, leases, subordinations or restrictions recorded prior to the Closing which do not adversely affect the use of the Premises by Purchaser for the purposes permitted by the Declaration of Condominium; and (14) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.