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THIS INSTRUMENT PREPARED BY:

Todd A. Bickel
WILDMAN, HARROLD, ALLEN & DIXON LLP
225 West Wacker Drive, Suite 2800
Chicago, Illinois 60606



Doc#: 0421801234
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/05/2004 11:40 AM Pg: 1 of 4

AFTER RECORDING THIS INSTRUMENT
SHOULD BE RETURNED TO:

William Hurley, Esq.
ROCK, FUSCO & GARVEY, LTD.
350 North LaSalle Street, 9th Floor
Chicago, Illinois 60610

8198905 DZ MS

SPECIAL WARRANTY DEED

This Indenture is made and entered into as of August 3, 2004, from **1101 WEST LAKE, LLC, an Illinois limited company**, having an address of c/o 225 W. Wacker Drive, Chicago, Illinois 60606 ("Grantor"), to **1101 W. LAKE ██████████ 5TH FLOOR, LLC, an Illinois limited liability company**, having an address of 728 West Jackson, Chicago, IL 60661 ("Grantee"), WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns FOREVER, all of that certain real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and made a part hereof, together with all and singular improvements and fixtures located thereon, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, 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 (collectively, the "Real Property").

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, and with its successors and assigns, that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the title and quiet possession to the Real Property against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the Permitted Title Exceptions on Exhibit B attached hereto.

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Handwritten signature or initials

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 5 IN THE 1101 WEST LAKE STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN HAYES AND SHELBY'S SUBDIVISION OF BLOCK 30 IN CARPENTER'S ADDITION TO CHICAGO IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 18, 2004 AS DOCUMENT 0401644052, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS 1101 WEST LAKE STREET, UNIT 5, CHICAGO, IL 60608

P.I.N.: 17-08-428-004

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. Covenants, conditions, restrictions of record.
2. Public and utility easements.
3. ~~Existing leases and easements.~~ ^{TM yet} _{Exhibit A}
4. Special governmental taxes or assessments for improvements not yet completed;
5. Unconfirmed special governmental taxes or assessments.
6. General real estate taxes not yet due and payable.