

# UNOFFICIAL COPY

THIS DOCUMENT WAS  
PREPARED BY:

James A. Field  
Field and Goldberg, LLC  
10 South LaSalle Street  
Suite 2910  
Chicago, IL 60603



Doc#: 0505327066  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 02/22/2005 11:44 AM Pg: 1 of 5



## SPECIAL WARRANTY DEED INDIVIDUAL

THIS INDENTURE, made as of this 8th day of February, 2005 between **Goethe LaSalle LLC**, an Illinois limited liability company ("Grantor") and **Michelle Iatropulos**, an unmarried person ("Grantee"), whose address is 122 Scotdale, LaGrange Park, IL 60546 for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, his/her successors and assigns, FOREVER, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index No(s): 17-04-221-060-1194; 17-04-221-060-1231

Address of Real Estate: Unit No(s). 1712, P-135  
1250 North LaSalle Street  
Chicago, Illinois 60610

Together with all and singular the hereditaments and appurtenances thereto 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 Grantor, 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 Grantee, his/her successors and assigns forever.

Grantor also hereby grants to the Grantee, his/her 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 therein.

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

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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.

And the Grantor for itself, and its successors, does covenant, promise and agree, to and with the Grantee, for itself and its heirs and assigns, that Grantor 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 said premises, against all persons lawfully claiming, or to claim the same by, through or under Grantor, Grantor WILL WARRANT AND DEFEND.

**Subject to:** Real estate taxes not due and payable prior to the delivery of this Deed; tenant leases, if any; easements, covenants, conditions, restrictions and building lines of record; encroachments, if any, which do not materially and adversely affect the use of the Unit as a residence or parking space, as applicable; applicable City of Chicago zoning, condominium and building laws or ordinances; acts done or suffered by, through, for, under or otherwise on behalf of Grantee or by anyone claiming by, through or under Grantee; the Condominium Property Act of Illinois; the Declaration of Condominium and all amendments thereto; the Condominium Association's by-laws, rules and regulations, and all amendments to either of the foregoing instruments; existing leases, licenses and agreements affecting the Common Elements; utility easements, if any, whether recorded or unrecorded; installments due after closing for assessments (whether general, special or otherwise) levied pursuant to the Declaration of Condominium, if any; and Grantee's mortgage (if any).

THE TENANT OF THE UNIT CONVEYED HEREBY HAS EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR OPTION OR HAD NO RIGHT OF FIRST REFUSAL OR OPTION WITH RESPECT TO THE UNIT CONVEYED HEREBY.

This instrument has been executed pursuant to a Power of Attorney recorded in the Office of the Cook County Recorder of Deeds as Document No. 0325527027. No personal liability is assumed nor borne by the individual, personally, executing this instrument pursuant to said Power of Attorney.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the day and year first written above.

Goethe LaSalle LLC, an Illinois limited liability company

By: James A. Field  
James A. Field, Duly Authorized  
Agent pursuant to Power of Attorney

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STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF WILL     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **James A. Field, duly authorized agent of Goethe LaSalle LLC pursuant to Power of Attorney**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 8th day of February, 2005.



*Joyce Anne Polivka*  
\_\_\_\_\_  
Notary Public

**AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:**

Lawrence J. Czepiel  
7501 Lemont Road  
Suite 20  
Woodridge, IL 60517-2658

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## EXHIBIT A

### Parcel 1:

Unit 1712 and Unit P-135 in 1250 North LaSalle Condominium as delineated on and defined on the Plat of Survey of the following described parcel of real estate:

Parts of Lots 1 to 5 inclusive, in Dickinson, Muller and McKinlay's Subdivision of Sub-lot 21 in the Resubdivision of Lot 43 (except the North 120 feet thereof) and of Sub-lots 1 to 21 both inclusive in Reeve's Subdivision of Lots 44, 47, 48, 57 and 58 inclusive in Bronson's Addition to Chicago; and the East 101 feet of Lots 59 and 60 in said Bronson's Addition, in the Northeast  $\frac{1}{4}$  of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, (except, however, that part of said premises lying between the West line of LaSalle Street and a line 14 feet West of and parallel with the West line of North LaSalle Street) in Cook County, Illinois.

ALSO

Parts of Lots 15 to 20 inclusive, in the Resubdivision of Lot 43 (except the North 120 feet thereof) and of Sub-lots 1 to 21, both inclusive, in Reeve's Subdivision of Lots 44, 47, 48, 57 and 58 in Bronson's Addition to Chicago, in Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, (except, however, from said premises that part thereof lying between the West line of North LaSalle Street and a line 14 feet West of and parallel with the West line of North LaSalle Street, conveyed to the City of Chicago by Quit Claim Deed dated November 19, 1931 and recorded December 22, 1931 as Document Number 11022266) in Cook County Illinois.

which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded September 25, 2000 as Document Number 00745214, as amended from time to time, together with its undivided percentage interest in the common elements.

### Parcel 2:


Easement for the benefit of Parcel 1 for air rights as disclosed by Declaration of Easements and Restrictions dated September 5, 2000 and recorded September 15, 2000 as Document Number 00718025 made by 1250 LLC, an Illinois limited liability company as amended by First Amendment to Declaration of Easements and Restrictions recorded November 29, 2000 as Document Number 00935984.


### Parcel 3:


Easement for the benefit of Parcel 1 for support, common walls, ceilings and floors, equipment and utilities, ingress and egress as disclosed by Agreement and Declaration of Easements, Reservations, Covenants and Restrictions dated September 23, 2003 and recorded September 26, 2003 as Document Number 0326931151 made by 1250 LLC, an Illinois limited liability company and 1250 North LaSalle Condominium Association, an Illinois not-for-profit corporation.

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Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS	# 0080008819	REAL ESTATE TRANSFER TAX
	 FEB.21.05		00237.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326703

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000006672	REAL ESTATE TRANSFER TAX
	 FEB.21.05		0011850
	REVENUE STAMP		FP326657

CITY TAX	CITY OF CHICAGO	# 0000008329	REAL ESTATE TRANSFER TAX
	 FEB.21.05		01777.50
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP326675