



Doc#: 0506318073
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 03/04/2005 11:31 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

THE GRANTOR

West Erie, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid, GRANTS, WARRANTS and CONVEYS to

Patricia Morrill and Stephen P. Tippie *AS JOINT TENANTS AND NOT AS TENANTS IN COMMON*
111 E. Chestnut, Suite 40 H, Chicago, Illinois 60611

the following described real estate situated in "the County of Cook in the State of Illinois (collectively, the "Real Estate"), to wit:

See Exhibit "A" attached hereto and made a part hereof.

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 Real Estate set forth in that certain Sixty West Erie Declaration of Condominium ("Declaration"), 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.

Together with all 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 Grantor, either in law or equity, or in and to the Real Estate, with the hereditaments and appurtenances, unto Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to Real Estate, it has not done or suffered to be done anything whereby the Real Estate hereby granted are, or may be, in any manner encumbered or charged except of those items listed on Exhibit "A" attached hereof (the "Permitted Exception"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the Real Estate against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

Handwritten notes: "A not", "CSO 3/22/05", "JML/WW", "STG CHZ"

MAIL TO:

Neal M. Ross, Esq.
Neal M. Ross & Associates
(Name)
233 East Erie Street, Suite 205 300
(Address)
Chicago, Illinois 60611
(City, State & Zip)

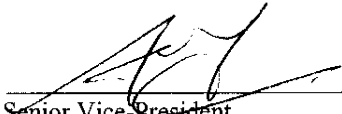
SEND SUBSEQUENT TAX BILLS TO:

Patricia K. Morrill and Stephen P. Tippie
(Name)
60 West Erie Street, Unit #502, Chicago, Illinois 60610
(Address) (City, State & Zip)

UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Member this 1st day of March, 2005.

West Erie, LLC
By: LR Erie LLC, its authorized agent

By: 
Its: Senior Vice-President

STATE OF ILLINOIS, COUNTY OF COOK. I, the undersigned, a Notary Public, in the County and State aforesaid, DO **HEREBY CERTIFY**, that Stephen F. Galler, acting as Senior Vice President for LR Erie LLC an authorized agent of West Erie, LLC, 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 severally acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, and as the free and voluntary act, on behalf of said limited liability company, for the uses and purposes herein set forth.

Given under my hand and official seal, this 1st day of March, 2005.


NOTARY PUBLIC

"OFFICIAL SEAL"
ANDREA M. JANES
Notary Public, State of Illinois
My Commission Expires 02/24/2007

Commission expires 02/24/07

This instrument was prepared by Stephen F. Galler, Esq., 350 W. Hubbard, Suite 301, Chicago, Illinois 60610

City of Chicago
Dept. of Revenue
370586
03/04/2005 10:54 Batch 06256 42




Real Estate
Transfer Stamp
\$6,600.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. - 4.05
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0044000
FP326670

0000153319

STATE TAX
STATE OF ILLINOIS

MAR. - 4.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000076512
REAL ESTATE
TRANSFER TAX
0088000
FP326669

UNOFFICIAL COPY

EXHIBIT "A" TO SPECIAL WARRANTY DEED

PARCEL 1: RESIDENTIAL UNIT 502 AND PARKING UNIT P24 IN THE SIXTY WEST ERIE CONDOMINIUMS AS DELINEATED ON A SURVEY ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR SIXTY WEST ERIE CONDOMINIUM ASSOCIATION, WHICH WAS RECORDED NOVEMBER 19, 2003 AS DOCUMENT NUMBER 0332332044, LOCATED WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY ILLINOIS.

PARCEL 2: STORAGE SPACE 3 AS A LIMITED COMMON ELEMENT AS SET FORTH UNDER THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR SIXTY WEST ERIE CONDOMINIUM, WHICH WAS RECORDED NOVEMBER 19, 2003 AS DOCUMENT NUMBER 0332332044 AS DESCRIBED ABOVE.

This deed is subject to the following permitted exceptions:

- (1) Current non delinquent real estate taxes and taxes for subsequent years not otherwise due and payable at the time of the closing;
- (2) The terms and provisions of the Declaration and any amendments thereto;
- (3) Public, private and utility easements, including any easements established by, or implied from, the Declaration and any amendments thereto;
- (4) Covenants, conditions, and restrictions of record;
- (5) Applicable zoning and building laws, ordinances and restrictions;
- (6) Limitations and conditions imposed by the Condominium Property Act of the State of Illinois, as amended;
- (7) Encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Condominium Unit as a residence or the Parking Unit(s), for vehicular parking for one parking vehicle;
- (8) Installments due after the date of closing for assessments established pursuant to the Declaration;
- (9) Matters over which the Title Company is willing to insure;
- (10) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (11) Purchaser's mortgage, if any; and
- (12) Leases, licenses and management agreements affecting the Parking Unit(s), if any, and /or the Common Elements.

Address of the Real Estate: Sixty West Erie Condominiums
60 West Erie Street, Unit #502
Chicago, Illinois 60610

Permanent Index Numbers: 17-09-219-012-0000
17-09-219-013-0000
17-09-219-014-0000
17-09-219-015-0000
(affects subject property and other land for 2004)

17-09-219-024-1002 (affects subject property for 2005 and beyond) – Residential Unit 502

17-09-219-024-1048 (affects subject property for 2005 and beyond) – Parking Unit P-24