

UNOFFICIAL COPY

0105028 101226

SPECIAL WARRANTY DEED

Prepared by:

Todd Bancroft, Esq.
Equity Client Services, LLC
303 West Madison Street, Suite 1000
Chicago, IL 60606



After Recording, Mail To:

Doc#: 0506803132
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/09/2005 04:14 PM Pg: 1 of 4

MAIL TO:
Ronald T. Slewitzke
33 North LaSalle Suite 2030 (2030)
Chicago Illinois 60602

On this date February 22, 2005, Know All Men By These Presents That The Heritage at Millennium Park, LLC, a Delaware limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid, by David Vandergriff, Tina Vandergriff whether one or more, (the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee the following described property, to-wit:

Near North National Title
222 N. LaSalle SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION
Chicago, IL 60601

Commonly known as: Unit(s) 1706, 130 North Garland Court, Chicago, Illinois 60602

P.I.N.: Not Divided; part of 17-10-309-001, 17-10-309-003, 17-10-309-004, 17-10-309-005, 17-10-309-006, 17-10-309-007, 17-10-309-008, 17-10-309-010, and 17-10-309-011

(the "Property") subject to the matters listed on Exhibit "B," attached hereto and incorporated herein for all purposes (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, not in Tenancy In Common, but in Joint Tenancy with rights of survivorship, subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) taxes for the year 2005, and subsequent years.

THE HERITAGE AT MILLENNIUM PARK, LLC, a Delaware limited liability company

UNOFFICIAL COPY

By: The Heritage at Millennium Park Mezzanine LLC, a Delaware limited liability company, Its Manager

By: Mesa MPT, LLC an Delaware limited liability company, Its manager

By: Richard A. Hanson
Richard A. Hanson, Its manager

STATE OF ILLINOIS

COUNTY OF COOK

The undersigned, a Notary Public in and for said County and State, does hereby certify that Richard A. Hanson, which is the manager of Mesa MPT, LLC, which is the manager of The Heritage at Millennium Park Mezzanine LLC, which is the manager of The Heritage at Millennium Park, a limited liability company formed under the laws of the State of Delaware, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official on February 22, 2005.



Linda Szarkowski
Notary Public

My commission expires: 4/1/08

MAIL TAX BILLS TO:

TINA VANDERGRIFF

130 N. GARLAND CT. #1706

Chicago IL 60602

UNOFFICIAL COPY

EXHIBIT A

Parcel 1:

Unit 1706 and Parking Space Unit 6-104 together with the exclusive right to use of the Limited Common Element Storage Space numbered S826-3 in the Heritage at Millennium Park Condominium as delineated and defined on the Plat of Survey of the following described parcels of real estate:

Part of Lots 1 to 6, inclusive, in Block 12 in Fort Dearborn Addition to Chicago in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded December 16, 2004 as document number 0435103109, as amended from time to time, together with their undivided percentage interest in the Common Elements.

Parcel 2:

Easement appurtenant for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded December 16, 2004 as document number 0435103107 for ingress and egress, for maintenance, structural support, use of facilities, encroachments, common walls, utilities and permanent canopy over the land described herein. (Said land commonly referred to as the retail parcel.)

GRANTOR ALSO HEREBY GRANTS TO GRANTEEES AND GRANTEEES' 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.




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.

UNOFFICIAL COPY

EXHIBIT B

Permitted Exceptions

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) the Illinois Condominium Property Act;
- (3) the Declaration;
- (4) Declaration of Covenants, Conditions, Restrictions and Easements;
- (5) applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (6) leases and licenses affecting the common elements;
- (7) public and utility easements and covenants, conditions and restrictions of record;
- (8) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which the Grantor shall so remove at that time by using funds to be paid upon delivery of the Deed;
- (9) matters insured over by Near North National Title Corporation;
- (10) rights of the public, the City of Chicago and State of Illinois in and to that part of the land taken and used for alleys, roads and highways, if any; and
- (11) Acts done or suffered by Grantee.

STATE TAX	 STATE OF ILLINOIS MAR. -9.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000008941	REAL ESTATE TRANSFER TAX 00497.00 FP326703	REAL ESTATE TRANSFER TAX 03727.50 FP326675 # 0000008427
COUNTY TAX	 COOK COUNTY MAR. -9.05 REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000006801	REAL ESTATE TRANSFER TAX 00248.50 FP326657	CITY TAX  CITY OF CHICAGO MAR. -9.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE