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SPECIAL WARRANTY DEED



05123421230

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

Doc#: 0512342123
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/03/2005 10:36 AM Pg: 1 of 4

Mail to:

Tucker & Assoc.
5210 W. 95th St.
Chicago, IL 60453

The above space for Recorder's Use Only

THIS SPECIAL WARRANTY DEED is made as of the 18th day of April, 2005, 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 Caroline Ellis of 8165 Brittany Lane, Lansing, IL 60438.

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 a single person, all right, title and interest of Grantor in and to unit 3302 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: 17-10-222-033-1320

Address of Real Estate: Unit 3302, 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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STATE TAX	STATE OF ILLINOIS
	APR. 29. 05
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000085345
	REAL ESTATE TRANSFER TAX
	0021000
	FP 102808

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX
	APR. 29. 05
REVENUE STAMP	# 0000085557
	REAL ESTATE TRANSFER TAX
	0010500
	FP 102802

Box 334

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LEGAL DESCRIPTION EXHIBIT A

Parcel 1:

Unit 3302 in The Residences at River East Center, a condominium, as delineated on a 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, in Cook County, Illinois; which survey is attached as an exhibit to the Declaration of Condominium recorded as document number 0011072757, together with its undivided percentage interest in the common elements.

Parcel 2:

Easements for ingress, egress, support, use and enjoyment for the benefit of Parcel 1 as set forth in and created by Declaration of Covenants, Conditions and Restrictions and Easements recorded as document number 0011072756.

“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 property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements 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.”

PIN No. : 17-10-223-033-1320

Address: Unit 3302, 512 North McClurg Court, Chicago, Illinois 60611

Property of Cook County Clerk's Office

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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 06928204, 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 Numbers 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, slurry 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.