

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX
STATE OF ILLINOIS
JUN. 16.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000005874

REAL ESTATE TRANSFER TAX
00196.00
FP 103032

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. 16.05
REVENUE STAMP

000005918

REAL ESTATE TRANSFER TAX
00098.00
FP 103034

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

Unit 215 in the Bartlett Town Center Lofts Condominium as delineated on a Plat of Survey of the following described real estate: Lot 17 in Bartlett Town Center Subdivision of part of the East Half of the Southeast Quarter of Section 34, and part of the West Half of the Southwest Quarter of Section 35, both in Township 41 North, Range 9, East of the Third Principal Meridian; which survey is attached as Exhibit E to the Declaration of Condominium recorded as Document Number 0514434072, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2:

The exclusive right to the use of Storage Space O, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 0514434072.

PARCEL 3:

Easements for ingress, egress, use and enjoyment over and across Lots 2 and 4 of Bartlett Subdivision, being a subdivision of part of the East ½ of the Southeast ¼ of Section 34 and part of the West ½ of the Southwest ¼ of Section 35, all in Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois; as set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of May 1, 2005 by BTC Commercial, LLC.

Address of Property: 241 S. Main Street, Unit 215, Bartlett, Illinois 60103

Permanent Index Numbers: Part of 3 PINs: 06-34-410-013-0000,
06-34-410-014-0000,
06-34-410-017-0000.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Municipal and zoning ordinances and agreements entered under them;
2. Recorded easements for the distribution of utility, municipal and Condominium or Association services;
3. Easements for the performance of Condominium or Association duties;
4. Recorded building and use restrictions and covenants;
5. Other easements, agreements, conditions, covenants and restrictions of record, if any;
6. General real estate taxes not yet due and payable at the time of Closing;
7. Illinois Condominium Act, Condominium Declaration and Plat, and Association Articles of Incorporation, Bylaws and Rules, and amendments to the above;
8. Acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
9. Leases and licenses affecting the Common Elements and Purchaser; and
10. Memorandum of Agreement recorded November 21, 2003 as Document Number 0332527115 between the Village of Bartlett, Bartlett Town Center LLC, BTC Residential, LLC, and BTC Commercial, LLC relating to terms and conditions of real estate purchase and redevelopment agreement.
11. Restrictive Covenant recorded November 21, 2003 as Document No. 0332527120 relating to the "Village Square" described therein.
12. Grant of Easement recorded November 2, 1995 as Document No. 95750192 in favor of the Village of Bartlett of a permanent landscape easement over Lot 2.
13. Declaration of Covenants Conditions, Restrictions and Easements dated as of May 1, 2004, and recorded as Document No. 0514434071.
14. No Further Remediation Letter recorded as Document No. 0514434070.