

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **Erie Street Developers LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,



Doc#: 0523426034 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/22/2005 10:07 AM Pg: 1 of 4

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to Michael and Sherese Fralin, husband and wife, not as tenants in common or as joint tenants, but as TENANTS BY THE ENTIRETY ("Grantee"), whose address is 750 N. Rush, #3305, Chicago, IL, 60611, the following described real estate, to-wit:

### SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Grantor also hereby grants to Grantee, its successors and assigns, the 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 property described therein.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) the Condominium Property Act of Illinois and the Condominium Ordinance of the Chicago Municipal Code, including all amendments thereto; (c) the Declaration, including all amendments thereto; (d) applicable zoning and building laws and ordinances; (e) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (f) easements recorded at any time prior to closing, including the REA and the Sub-REA (as those terms are defined in the Declaration); (g) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (h) acts done or suffered by Grantee or anyone claiming through Grantee; (i) utility easements, whether recorded or unrecorded; (j) any plat of subdivision affecting the Property; and (k) liens and other matters of title over which Near North Title Company is willing to insure without cost to Grantee.

Permanent Real Estate Index Numbers: 17-10-107-008-0000; 17-10-107-012-0000;  
& 17-10-107-014-0000  
Commonly known as: 2 East Erie, Unit 1902 and Storage Space 126, Chicago,  
Illinois 60611

The tenant of unit aforesaid has waived or has failed to exercise the right of first refusal.

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

2-21-05 01050742-ER

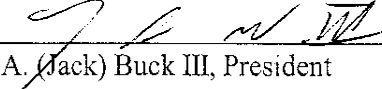
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ERHS

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the 5<sup>TH</sup> day of AUGUST, 2005.

**ERIE STREET DEVELOPERS LLC,**  
an Illinois limited liability company

By: Erie Street Conversion Corp.,  
an Illinois corporation  
Its: Manager

By:   
John A. (Jack) Buck III, President

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	03172.50	FP326675
# 000009160		

CITY OF CHICAGO  
AUG. 17.05  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
CITY TAX

REAL ESTATE TRANSFER TAX	00211.50	FP326657
# 000007730		

COOK COUNTY  
AUG. 17.05  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

STATE OF ILLINOIS  
AUG. 17.05  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

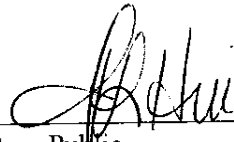
STATE TAX	0042300	FP326703
# 000009870		

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STATE OF ILLINOIS            )  
   ) SS  
 COUNTY OF COOK             )

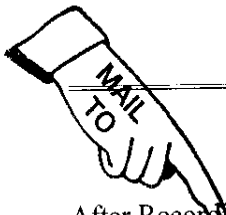
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that John A. (Jack) Buck III as President of Erie Street Conversion Corp., an Illinois corporation, the manager of Erie Street Developers LLC, an Illinois limited liability company personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 5<sup>th</sup> day of August, 2005.



Notary Public

My commission expires 10/22/07



After Recording Mail to:

Julie Larson  
Sidney Arush Brown Wood  
10 S Dearborn  
Chicago IL 60603

Send Subsequent Tax Bills to:

Michael A. Fralin  
2.E. Erie #1902  
Chicago IL 60604

This Instrument Was Prepared by:  
 Whose Address Is:

Horwood Marcus & Berk Chartered  
 180 N. LaSalle Street, Suite 3700, Chicago, Illinois 60601

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## EXHIBIT A

### Legal Description

#### **PARCEL 1.**

UNIT 1902, WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE 126, IN THE 2 E. ERIE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

THOSE PARTS OF LOTS 7 AND 8 TOGETHER WITH THE WEST 30 FEET OF LOT 9 IN BLOCK 39 OF ASSESSOR'S DIVISION OF PARTS OF BLOCKS 33 AND 53, AND BLOCKS 39, 46 AND 47 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 28, 1860, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 2005 AS DOCUMENT NUMBER 0513022149, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### **PARCEL 2:**

NON-EXCLUSIVE EASEMENTS AS CREATED BY RECIPROCAL EASEMENT AGREEMENT MADE BY AND BETWEEN STATE AND ERIE LEVEL PARTNERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND THE CHICAGO AND NORTHEAST ILLINOIS COUNCIL OF CARPENTERS DATED MARCH 27, 2000 AND RECORDED APRIL 7, 2000 AS DOCUMENT NUMBER 00246970, OVER THE LAND DESCRIBED THEREIN, AND SUBJECT TO ITS TERMS, INCLUDING THOSE PURSUANT TO SECTIONS 3.2 THROUGH 3.9, AND 21.3 BY SAID AGREEMENT.

#### **PARCEL 3:**

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY SUB-RECIPROCAL EASEMENT AGREEMENT PERTAINING TO THE RESIDENTIAL, RETAIL AND GARAGE PORTIONS OF THE PROPERTY COMMONLY KNOWN AS 2 EAST ERIE, CHICAGO, ILLINOIS MADE BY STATE & ERIE LEVEL PARTNERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY DATED MAY 9, 2005 AND RECORDED MAY 9, 2005 AS DOCUMENT NUMBER 0512904178 FOR STRUCTURAL MEMBERS, FOOTINGS, CAISSON, FOUNDATIONS, COLUMNS AND BEAMS AND ANY OTHER SUPPORTING COMPONENTS, UTILITIES OR OTHER SERVICES, ENCROACHMENTS, AND MAINTENANCE OF FACILITIES.