

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Prepared by:

01057500/MMMT/SS/1062  
Todd Bancroft, Esq.  
Equity Client Services, LLC  
303 West Madison Street, Suite 1000  
Chicago, IL 60606

Doc#: 0524416153 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/01/2005 02:39 PM Pg: 1 of 4

After Recording, Mail To:

TO MAIL  
Cindy Mangiaforte  
70 W Madison St, Ste 3100  
Chicago, IL 60602

On this date August 15, 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 Michael and Leslie Richman 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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Commonly known as: Unit(s) 3301, 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, 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

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

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EPH  
CB

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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

*Richard A. Hanson*  
Richard A. Hanson, Its manager

STATE OF ILLINOIS            )  
  )  
COUNTY OF COOK            )

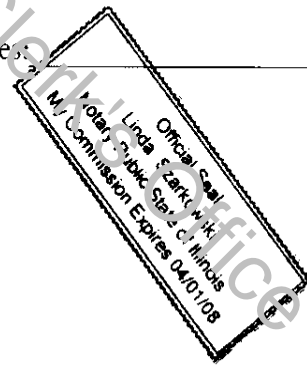
The undersigned, a Notary Public in and for said County and State, does hereby certify that Richard A. Hanson, which is the manager of Mesa MPT, LLC, which is the manager of The Heritage at Millennium Park Mezzanine LLC, which is the manager of The Heritage at Millennium Park, a limited liability company 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 August 15, 2005.

*Linda Szarkowski*

Notary Public

My commission expires: \_\_\_\_\_



MAIL TAX BILL TO:

X Michael & Leslie Trichman  
951 Mt. Vernon  
Lake Forest, IL 60045

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## EXHIBIT A

### Parcel 1:

Unit 3301 and Parking Space Unit 5-17 together with the exclusive right to use of the Limited Common Element Storage Space numbered S807-60 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.

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## 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.

REAL ESTATE TRANSFER TAX	08250.00	FP326675
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# 000009181

CITY OF CHICAGO

AUG. 24. 05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

CITY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

AUG. 24. 05

# 000007755

REVENUE STAMP

REAL ESTATE TRANSFER TAX	00550.00	FP326657
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**STATE OF ILLINOIS**  
REAL ESTATE TRANSACTION TAX

STATE TAX

AUG. 24. 05

# 000009895

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	01100.00	FP326703
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